## Town of Parma Planning Board July 20, 2020 Via Zoom

Members Present: Chairman: Tod Ferguson

Executive secretary: Dennis Scibetta

Daryl Maslanka (ALT)

Mark Acker Mike Reinschmidt

Members Absent: Mike Ingham

Bob Pelkey

Public Present: Kris Schultz, via zoom

The meeting was called to order at 7:04 pm by Chairman Tod Ferguson.

The meeting minutes from July 2, 2020 were reviewed. There being no changes or questions, Mike Reinschmidt a motion to approve the meeting minutes of July 2, 2020 as presented. Seconded by Mark Acker. Motion passed unanimously 4-0 (Mike Ingham and Bob Pelkey absent).

## **CONTINUING BUSINESS**

Ardillo Subdivision 4 lots 269 Parma Center Road

Kris Schultz presented to the Board plans for preliminary approval on this now 4 lot subdivision. It was originally 5, but they have changed it to 4 so that 1 lot will have access via Parma Center Road, and then there will be 3 lots with access with access on a private drive to meet the Town Codes. Kris stated that lots 2 and 4 will be developed now and with 1 and 4 to be done in the future. Kris advised the land south of the creek will likely be used for raising horses.

The Board asked if there will be utility access easements between lots 2, 3, and 4?

Kris advised that this will be on the final, plans but is to be 50 feet past where the driveways split.

The Board reviewed the Town Engineers letter dated 7/20/2020. This letter states that there are no new concerns and all previous concerns have been addressed.

The Board also asked if there would be excavation and fill being brought in for lot 3?

Kris advised that this is not planned at this time. If the need does arise, they will apply to the Town for a fill permit. The owner has availability to a supply of good fill and is planning on using this. They have received permission to start bringing this in.

The Board stated that Lot 3 will need its own water shut off due to the location. Kris stated that he was going to suggest to the owner that they put this in now, just cap it and leave it, so that it is available when they are ready to build.

Chairman Ferguson read Part 2 of the SEQR form. Questions 1-11 were answered little to none.

There being no questions or concerns, Mark Acker made a motion to declare a Negative Declaration to the unlisted action of the Ardillo 4 lot subdivision at 269 Parma Center Road. Seconded by Mike Reinschmidt. Motion passed unanimously 4-0 (Mike Ingham and Bob Pelkey absent).

There being no changes or questions, Mike Reinschmidt a motion to grant preliminary approval to the Ardillo 4 lot subdivision at 269 Parma Center Road. Seconded by Darryl Maslanka. Motion passed unanimously 4-0 (Mike Ingham and Bob Pelkey absent).

Wilder Estate Subdivision

Section 8

Wilder Road

Kris Schultz presented to the Board the final plans for Section 8 of the Wilder Estate Subdivision.

The following signatures were on the plans:

Monroe County Department of Pure Waters: 7/20/2020
Monroe County Department of Health 7/20/2020
Town Engineer 7/20/2020
Monroe County Department of Env. Serv. 7/20/2020

The Board reviewed the plans. There being no changes or questions, Darryl Maslanka made a motion to grant final approval to Section 8 of the Wilder Subdivision on Wilder Road. Seconded by Mark Acker. Motion passed unanimously 4-0 (Mike Ingham and Bob Pelkey absent).

Section 10 Wilder Estates

34 units

Wilder Road

The Board has submitted the plans for this 34-unit townhouse project as Section 10 of the Wilder Estate Subdivision. The Town Attorney submitted her review. Please see attached letter.

Per the Town Attorney, Chairman Ferguson made the following motion:

After reviewing of the proposed revision to Section 10 of the Wilder Estate Subdivision for request of 35 lots for Townhomes,

- 1. The original approval granted by the Parma Planning Board on September
  - 6, 1984 for the Wilder Estate subdivision under Section 281 of Town Law (now Town Law 278-2(6)). At that time the Board approved the "cluster development setting out that: "the number of lots (167) in the proposed section 281 development is identical to the number that could be developed under current R-1 Zoning."
- 2. Town Law 278-2(6) is being very specific in setting out:

"A cluster development shall result in a permitted number of building lots or dwelling units which shall in NO CASE EXCEED THE NUMBER which could be permitted, in the planning board's judgment, if the land were subdivided into lots conforming to the minimum lot size and density requirements of the zoning ordinance or local law applicable to the district or districts in which such land is situated and conforming to all other applicable requirements."

The proposed revision would result in a number of lots which would exceed the number of lots (167) that would have been permitted if the property had been subdivided under the zoning ordinance in 1984, when the original approval for a cluster development was granted. Mark Acker make a motion to deny the application for revision to section 10 of the Wilder Estate Subdivision. Seconded by Daryl Maslanka. Motion passed unanimously 4-0 (Bob Pelkey and Mike Ingham absent).

## **MISCELLANEOUS**

Dennis Scibetta advised the Board that the Country Village Estates has now stopped selling building lots. They are giving back 100 lots to be used as farmland.

There being no further business to discuss, a motion was made by Mark Acker to adjourn the meeting at 7:52 pm, seconded by Mike Reinschmidt. Motion carried unanimously 4-0 (Bob Pelkey and Mike Ingham absent).

Respectfully submitted,

Diane Brisson, Recording Secretary Town of Parma Planning Board