March 15, 2021

Members Present:

Chairman:

Tod Ferguson Executive secretary: Jack Barton (acting) Bob Pelkey Mark Acker Mike Reinschmidt Ray Wenzel (alt) Daryl Maslanka

Members Absent

Public Present: Sue Toal, Matt Tuttle; Ed Martin Via zoom

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

The meeting minutes from 2/4/21 were reviewed. There being no changes or corrections, **Bob Pelkey made** a motion to accept the 2/4/21 meeting minutes as presented. Seconded by Mark Acker. Motion carried unanimously 5-0

The meeting minutes from 3/4/21 were reviewed. There being no changes or corrections, Bob Pelkey made a motion to accept the 3/4/21 meeting minutes as presented. Seconded by Mark Acker. Motion carried unanimously 5-0

Jack Barton stated the action under 273 Dean Road in the 1/7/21 meeting minutes, should be changed to an unlisted action, not a Type 1 action as is presently in the minutes. This is a single-family residence, although it is over 11 acres of property. Mark Acker made a motion to change the motion from 1/7/21 from an unlisted action to, motion made to declare a Negative Declaration to the proposed unlisted action for 11 + acre project at 273 Dean Road. Seconded by Bob Pelkey. Motion carried unanimously 5-0.

PUBLIC HEARING

Site Plan	One Lot	80 Winding Country Lane

Chairman Ferguson read the comments from the Monroe County Department of Planning and Development dated 9/22/2020.

Ed Martin reviewed all comments and they have been addressed.

The Board also reviewed the plans and agree that all comments have been addressed.

Ed stated that at the present time there are no plans to subdivide the property, but they do want to leave this option open.

Chairman Ferguson read the Legal Notice and Opened the Public Hearing at 7:14 pm.

There being no public present to speak for the project, the Public Hearing was closed at 7:15 pm.

Chairman Ferguson read through the long form of SEQR for an unlisted action. There was some discussion on whether this was a type 1 action or unlisted due to the size of the property. Ed Martin read from the DEC website states that a type 1 action applies to projects larger than 10 acres for commercial properties or multiple homes such as apartment buildings. The consensus is that this is an unlisted action. All questions on the long form were answered small or no impact. There being no further questions or concerns, Mark Acker made a motion to declare a Negative Declaration to the proposed one lot site plan at 80 Country Winding Lane. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0.

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The Board requested that the house and garage dimensions be added to the plans before prior approval. There being no further questions or concerns, Mark Acker made a motion to grant preliminary approval to the proposed one lot site plans at 80 Country Winding Lane with the requested additions to the plans of the house and garage dimensions prior to final approval, seconded by Bob Pelkey. Motion carried unanimously 5-0.

Commercial Site PlanOne lot210 Collamer Road

Ed Martin reviewed the proposed plans with the Board for this Commercial public storage site.

Chairman Ferguson read the comments from:

2/17/21 Monroe County Department of Planning and Development

3/15/21 Town Engineer, as these were just received today the Board is aware that Mr. Martin has not had time to review and respond to these comments.

Ed stated that the only utilities will be electric for the lighting. There will be no management building on the site, no sewers or septic system needed, or gas lines.

Chairman Ferguson read the Legal Notice at 7:39 and opened the Public Hearing.

Sue Toal asked the Board to briefly review the project for her.

Chairman Ferguson stated that this will be a public storage facility. There will be 6 buildings in total. There will be thirty (30) 10' x 20' units per building, along with ten (10) 5' x 10' per building. The only lighting will be motion sensor lighting on the buildings which will have the focus of the lighting facing downward toward the building.

There being no more questions or concerns, the Public Hearing was closed at 7:44 pm.

The Board reviewed questions on if there were concerns of arsenic on the property due to its location. Ed stated that they had reviewed this and were able to look onto Monroe County's historical website. He was able to see a picture of the property from 1930. The photograph did not show any orchards on the site. He also advised that there will be no soil removal during this project, and it is not in a residential area. He has a letter he received from John Frazier at the Monroe County Department of Health that addresses this issue and will send it to the Town.

After discussion on this point, Mike Reinschmidt made a motion to table the SEQR form on this project until there was a more detailed explanation on the possibility of arsenic on the property. Seconded by Bob Pelkey. Motion passed unanimously 5-0.

The Board also requested that Mr. Martin send an architectural view of the proposed project digitally to the Town for further review as well.

NEW BUSINESS

Building lot	1 lot	1688 Clarkson Parma Townline Road

Matt Tuttle reviewed with the Board proposed plans for this building lot. This was originally approved in 2013 for the Hill Property Subdivision. There will be a total of 10 lots, this being the first lot to be built. The current owner wants to move the location of the house, leach field, storm water removal system. The new location of the house will be near a current EPOD flood plain. This will be a walk out basement. Currently the home is 2 feet above the 100-year coastal elevation.

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The Board questioned the zones of X and A on the plans.

Matt stated the zone X is outside of the flood zone area.

The Board requested the following information on the plans:

Location of the nearest hydrant

Location of the home from the road, at this time it appears to be approximately 1100 feet away from the nearest fire hydrant which will require a sprinkler system in the home.

Driveway detail must be added.

Areas to be cleared need to be marked on plans.

Add any wood lots to the plans.

Grading up to the creek bed and erosion control and buffer for the property.

Matt stated that the septic system is being moved to the south side of the property.

The Board agreed that the plans could be sent out to agencies for comments.

Subdivision 5 lots 269 Parma Center Road

Matt Tuttle shared with the Board that these plans were originally approved in 8/2020. The client has made some updates to the plans. He is proposing to subdivide 3.5 acres from lot 3 and add it to lot 2. There will be no changes into the existing plans for the road. The house is being moved 100 feet further south on the property with the septic changing from a gravity system to a pump system. With these changes, the barn would be in front of the home. The total acreage of this new lot would be approximately 9 acres.

The Board discussed that they would have to make sure that the home and barn meet the setbacks for the Town. There was some question about there being a need to seek a variance from the Zoning Board with the barn now being in front of the home. This will be investigated.

The Board had no further questions or concerns and agreed that the plans could be sent out the appropriate agencies for comments.

There being no further business to discuss, Mark Acker made a motion to adjourn the meeting at 8:50 pm. Seconded by Bob Pelkey. Motion carried unanimously 5-0.

Respectfully submitted,

Diane Brisson, Recording Secretary Town of Parma Planning Board