

Town of Parma Planning Board

May 17, 2021

Members Present:

Chairman:

Tod Ferguson

Executive secretary:

Jack Barton (acting)/Mark Lenzi

Mark Acker

Mike Reinschmidt

Ray Wenzel (alt)

Daryl Maslanka

Members absent:

Bob Pelkey

Public Present: Kris Schultz, Jim Roose; Becky Koze, Steve Mellott, Jerry Glogowski, Shaun DeVos,

Via Zoom-Ed Martin

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

The meeting minutes from 5/6/21 were reviewed. There being no changes or corrections, **Mike Reinschmidt made a motion to accept the 5/6/21 meeting minutes as presented. Seconded by Daryl Maslanka. Motion carried unanimously 5-0.** The meeting minutes from 4/19/21 were reviewed again. These has already been approved at the 5/6/21 meeting.

**PUBLIC HEARING**

Site Plan

One Lot

923 Manitou Road

Jerry Glogowski presented to the Board updated plans for this one lot single family home. This home will include 8 bedrooms. The plans show updated area for parking to accommodate the number of cars that likely to be at the home. The driveway specs have been updated to show a 20-foot-wide driveway as it is longer than 400 feet from the road to the home.

Chairman Ferguson read the Town Engineers letter dated 4/5/21. The only item on the letter not addressed is getting approval from the NYS Department of Transportation for the driveway access.

Mr. Glogowski will make sure that this is on the final plans.

The Legal Notice was read at 7:15 pm. The Public Hearing was then opened. There being no public present to speak for or against this project, the Public Hearing was closed at 7:16 pm.

Chairman Ferguson went through SEQR Part 2 for this unlisted action. Questions 1-11 were all answered no or small impact. The Board had no further questions or concerns.

**Mark Acker made a motion to grant a Negative Declaration to the one lot, single family home plan at 923 Manitou Road. Seconded by Daryl Maslanka. Motion carried unanimously 5-0. (Bob Pelkey absent).**

**Mike Reinschmidt then made a motion to grant Preliminary Approval to the one lot, single family home plan at 923 Manitou Road with the condition that there will be approval from the New York State Department of Transportation for the driveway access on the final plans. Seconded by Mark Acker. Motion carried unanimously 5-0.**

Commercial Site Plan

Two lots

5100 & 5112 Ridge Road West

Kris Schultz presented updated plans for this 2 lot Commercial site plan. Kris advised the Board that the zoning for these lots is now both Commercial. The lot with the existing home is planned to be split from the lot, with the remaining property to be merged to the second lot. There will be a new water service to the

second lot, which will have the proposed maintenance building on it. There are wetlands on the maps, but there will be no disturbance to these during construction.

The Monroe County Department of Planning and Developments comments from 11/30/2020 were reviewed. Kris stated that the Monroe County Department of Health has no comments, but he has not been able to get a signature due to their current work schedule. Monroe County Department of Transportation has no jurisdiction on this road. Monroe County Environmental Services also has no comment, as there is no sewer on this property.

Chairman Ferguson read the Legal Notice at 7:29 pm. The Public Hearing was opened at 7:29 pm. There being no public present to speak for or against this project, the Public Hearing was closed at 7:30 pm.

The Board then answered questions 1-11 on Part 2 of the SEQR for this unlisted action, small or no impact. There being no more questions or concerns, **Mark Acker made a motion to grant a Negative Declaration to this unlisted action for commercial site plan, 2 lots, at 5100 & 5112 Ridge Road West. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0. (Bob Pelkey absent).**

The Board did note that there is no septic system noted on lot 1 of the plans and asked to have this added. There being no further questions or concerns, **Daryl Maslanka made a motion to grant Preliminary Approval to this commercial site plan, 2 lots, at 5100 & 5112 Ridge Road west. Seconded by Mark Acker. Motion carried unanimously 5-0. (Bob Pelkey absent).**

#### CONTINUING BUSINESS

<u>Commercial Site Plan</u>	<u>One lot</u>	<u>210 Collamer Road</u>
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Ed Martin via zoom presented to the Board final plans for this one lot commercial site plan, that will have public storage units on it. The plans have been updated with the appropriate setbacks on them, discussed at the previous Planning Board Meeting on 5/6/21.

The following signatures are on the plans:

Town Engineer          5/5/21

Town Highway Supervisor has given okay to the plans via email on 5/14/21 but has not signed the plans per Mark Lenzi.

There are no other signatures needed on the plans, there is no office on the plans, and no water or septic will be needed.

There being no further questions or concerns, **Mike Reinschmidt made a motion to grant Final Approval to this one lot commercial site plan for public storage units. Seconded by Daryl Maslanka. Motion carried unanimously 5-0. (Bob Pelkey absent).**

<u>Solar Farm</u>	<u>One lot</u>	<u>1682 Hilton Parma Corners Road</u>
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Becky Koze of Convergent presented to the Board updated plans. This was originally given final approval in December of 2019 when Norbutt Farms owned the project. Norbutts have sold this solar farm to Convergent who will be leasing the lot that the panels are on but will not own the land. They have made some changes to the plans. Steve Mellott of Fisher Associates was also present to answer questions from the Board. Becky stated that they have moved the battery storage to the middle of the field of panels. They will have motion sensor security lighting. They will need to have an access roadway for RG&E to be able to access the poles that are located on the solar farm. They have changed the plans stating that they did a survey which showed that the berm on the original plans will not be able to be done. They state that as the measurements are now, the berm will extend over the lot line. Due to this the plans now show a fence around the property. They do not want to have to have any issues with this in the future in case the other lots are sold by Norbutts.

Discussion ensued. The Board felt that the initial plans were approved with the berm and this is what is expected to be on that property around the solar farm. This is to make sure that the panels will not be

visible from any direction. The Board asked that they speak with Norbutts to see what they could do about the berm being over the property line and come up with an agreement that would allow for this to be built as on the original plans.

There being no further business to discuss, **Daryl Maslanka made a motion to adjourn the meeting at 8:15 pm. Motion seconded by Ray Wenzel. Motion carried unanimously 5-0. (Bob Pelkey absent).**

Respectfully submitted,

Diane Brisson,

Town of Parma Planning Board Secretary