

TOWN OF PARMA PLANNING BOARD  
MARCH 2, 2017

Members present:

Chairman:

Tod Ferguson

Executive Secretary:

Dennis Scibetta

Bob Pelkey

Mike Reinschmidt

Mark Acker

Mike Ingham

Public present: Stan Hoy, Audra Davey, Gregg Pacelli, Cheryl Pacelli, Kris Schultz (Schultz Associates), Cindi Norburt, Rick Wood, Ed Martin (Land Tech), Brad Norburt, Dwight Kanyuek, Alexander Parsons.

Meeting started at 7:02 pm

***A motion was made by Mike Ingham and seconded by Mark Acker to approve the meeting minutes from the February 2, 2017 meeting, as presented. The motion carried unanimously 3-0 (Chairman Tod Ferguson and Mike Reinschmidt absent from 2/2/2017 meeting).***

CONTINUING BUSINESS

1682 Hilton Parma Corners Road

Solar Facility

Brad Norburt was present at the meeting and stated that the no parking sign has been added to the driveway to the south, as requested, the turnaround and bump out were added, the fence diagram was added and the solar diagram was added to the plans.

Chairman Ferguson read the Town Engineer's letter dated 2/20/2017.

Dennis Scibetta stated that there were letters on file in the building department from NYSDOT, Mo. Co. Health Dept. and Mo. Co. Water Authority stating that no signatures were required from these agencies for this application.

Mike Reinschmidt asked about the 60 day stay the Town Board had placed on solar facilities on January 17, 2017. Mr. Scibetta stated that at the last Town Board meeting the Town Board voted down the law to "opt" out of the tax exemptions for solar farms. Mr. Scibetta also stated that the Town Board lifted the stay they had placed on granting preliminary and final approval on solar farms. A discussion followed on the Town Boards reasons for voting down law.

1682 Hilton Parma Corners Road continued:

A discussion then followed in regards to the discussion held at the last Planning Board meeting as to the Board agreeing to grant both preliminary and final approval for this application at one meeting if all items were taken care of, all signatures were obtained and the Town Board had lifted the stay in regards to granting preliminary and final approval.

***A motion to grant preliminary approval for this application was made by Bob Pelkey and seconded by Mike Reinschmidt. Motion carried unanimously 5-0.***

***A motion to grant final approval for this application was made by Mark Acker and seconded by Mike Ingham. Motion carried unanimously 5-0.***

146 Burritt RoadSolar Facility

Kris Schultz was present to review the plans with the Board.

Chairman Ferguson reviewed the following correspondence with the Board:

Letter from the Town Engineer dated 2/6/2017

Letter from Monroe County DOT dated 2/8/2017

Mr. Schultz reviewed the changes made to the plans since the meeting:

The solar array was moved to the far north on the property.

A berm has been added to shield the view of the solar arrays of the neighbors along Burritt Road. Mr. Schultz showed where he has added the sight lines on the plans.

Mike Reinschmidt asked if the neighbor's concerns had been met. Mr. Scibetta stated that he has received no new emails from the neighbors.

Mr. Schultz stated that the proposed berm will be topped with trees. The trees to be planted will be 5 to 6 feet tall.

Mark Acker asked if the RGE substation has the capacity to handle this and other facilities. Town Board member Kyle Mullen reviewed with the Board the meeting he and others had with RGE and what they have learned about the process. Before the facility can move forward RGE has to approve the plans and there is strenuous process that the applicant needs to go through before RGE will give approval for hooking up to its substation. Mr. Mullen stated that each application is looked at independently.

146 Burritt Road Continued:

Mr. Scibetta then stated the building department will not be issuing any building permits for solar facilities without proof that RGE has approved the site and the applicants have the approval in place to hook up to the substations.

***A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to grant preliminary approval for this application. Motion carried 4-1 (Mark Acker voted negatively).***

***A motion was made by Bob Pelkey and seconded by Mike Ingham to grant final approval for this application. Motion carried 4-1 (Mark Acker voted negatively).***

## NEW BUSINESS

56 Parma Center RoadSite Plan

Ed Martin presented this application to the Board.

Mr. Martin stated that the owner is proposing a one lot subdivision on this 60 acre parcel at this time. The other 5 lots shown on the plans are to show proposed future development but the application is only for Lot 1.

Mr. Martin stated that the sight distances at the road are more than adequate.

Mark Acker asked about the proposed pond and berm, will these be completed with lot 1? Mr. Martin stated that the pond and berm were only being proposed for esthetics and the fill from the pond will be used to raise the home up. The total area that will be disturbed is 4.5 acres.

Mark Acker asked if any of the soil will be stored. Mr. Martin stated yes, there will be stock piles and they will be used for grading. The stock piles may be used for future development.

The applicant stated that the pond will be used for geothermal heat and for fire protection.

Mike Ingham asked the reasoning why the home is proposed so far away from Parma Center but appears to be quite close to Manitou Road. The applicant stated the property between the proposed home and Manitou Road is all wooded.

56 Parma Center Road Continued:

Chairman Ferguson asked if the design for the berm and drainage pattern was going to be in phase II. Mr. Martin stated that if the applicant wants to build the berm in phase I he will have the berm design and drainage design on the plans at next meeting.

Mark Acker asked if the other proposed lots had been perced. Mr. Martin stated that they had not.

Chairman Ferguson asked what the maximum length of the driveway before a bump out is required. Mr. Scibetta stated 700 feet. Chairman Ferguson asked the engineer to provide bump out every 700 feet of the driveway.

Chairman Ferguson stated the following also need to be added to the plans:

Distance to the road from the home

The driveway needs to be stationed

A hard surface needs to be designed to support fire trucks

Mark Acker asked where the actual septic area for this home will be. Mr. Martin explained that there was an area on the property that was pure sand. A discussion followed on the location of the proposed septic.

The setback from the property line to the septic needs to be added to the plans.

A discussion followed on the proposed pond. Mr. Martin was asked to confirm the elevations lines of the pond shown on the ponds.

The Board agreed conceptually and agreed to allow the applicant to send the plans out to the referral agencies and to have a public hearing scheduled upon the referral agencies comments and concerns.

All Seasons SubdivisionSection 6 – 14 Lots

Kris Schultz presented this application to the Board.

Mr. Schultz stated that the applicants were close to closing the loop with this section and that nothing has changed for this section from the overall plans previously granted preliminary approval.

Mack Acker questioned the property lines of lot 608. A discussion followed in regards to this and the fact that the old rail road line was being used as a construction entrance into the subdivision.

All Seasons Subdivision Continued:

Chairman Ferguson asked if the homes in this section will be staggered. Mr. Schultz stated they would not.

Chairman Ferguson asked if the overall SEQR was done at the time of the preliminary overall. Mr. Scibetta stated it was.

Mr. Scibetta stated that there were complaints about the right-of-way to Hamlin Parma Town Line Road and the state it was being kept. Once the building department contacted the owners of the property the issues were addressed immediately.

The Board agreed conceptually and agreed to allow the applicant to send the plans out to the referral agencies and to have a public hearing scheduled upon the referral agencies comments and concerns.

## MISCELLENOUS

945, 949, 959 and 961 Hilton Parma Corners Road Property Merger  
Kris Schultz was here to present this application to the Board.

Mr. Schultz reviewed with the Board that there is a primary residencies on two of the properties but the Town Board has required that the properties be merged before the re-zoning application can be heard. Mr. Schultz reviewed with Board that they had agreed in previous meetings that they would conditionally grant the merging of the properties and if the Town Board approves the re-zoning, one of the homes has to be removed but if the Town Board does not approve the re-zoning the properties had to be returned to current configuration.

Mr. Schultz stated that all of the properties have been transferred into the same name.

Mr. Schultz reviewed with the Board that the Town Board would require the Planning Board to send their recommendations or concerns to the Town Board in regards to the property being re-zoned.

Mr. Schultz then passed out the long form SEQR form for this application. Mr. Schultz stated that this application will be considered a Type 1 action under SEQR because it exceeds the thresholds and will require a coordinated review.

945, 949, 959 and 961 Hilton Parma Corners Road Continued:

Mr. Scibetta stated that the Planning Board had already declared themselves as the lead agency.

Mr. Schultz then asked that the Planning Board go through the SEQR form at tonight's meeting to determine SEQR.

Chairman Ferguson stated that this is a large project and a lot of information to take in a few minutes and asked that the Board members take home the SEQR form and review. He asked that they write down any questions or concerns that they had. Mr. Schultz stated that he was available to all the members to answer any questions they may have.

***A motion to table this application to the next meeting was made by Mike Ingham and seconded by Bob Pelkey. Motion carried unanimously 5-0.***

125 & 135 Curtis RoadProperty Merger

Gregg Pacelli presented to the Board a request to merge his two properties located at 125 Curtis Road (tax account #024.02-1-14) 25 acres and 135 Curtis Road (tax account #016.04-2-5.2) .95 acres into one tax account number.

Both lots are currently conforming and would make a conforming lot. 125 Curtis Road has a primary residence on it and 135 Curtis Road is vacant land.

After a small discussion ***a motion to merge 125 Curtis Road, tax account #024.02-1-14, and 135 Curtis Road, tax account #016.04-2-5.2, was made by Bob Pelkey and seconded by Mike Reinschmidt. Motion carried unanimously 5-0.***

174, 175 and 176 Ferguson DriveProperty Merger

Nicola Montanaro, LLS presented this application to the Board.

174 Ferguson Drive – Tax Account # 09.18-1-9 – 50' x 178'

175 Ferguson Drive – Tax Account #09.18-1-36.13 - .22 acre (land locked parcel)

176 Ferguson Drive – Tax Account #09.18-1-8 – 50' x 195' - previously had a primary residence on the property but home has been removed.

The same individual owns all three properties.

By merging all three of the properties the Board will be creating one lot that will exceed the current zoning, eliminating one non-conforming lot (the land locked parcel) and

174, 175 and 176 Ferguson Drive Continued:

eliminating two pre-existing lot which do not meet current zoning but met zoning at the time the lots were created.

A discussion was held in regards to the fact that the property is located on both sides of the Road and that the County may issue two tax account numbers for the one property if merged.

***After reviewing the plans a motion was made to merge tax account #s 09.18-1-9, 09.18-1-36.13 and 09.18-1-8 into one property. The Board will leave the issuance of tax account numbers for this one property to the County Assessor's office. Motion carried unanimously 5-0.***

36, 37, 38 & 39 Lake Side Blvd Property merger  
Dennis Scibetta presented to the Board the plans submitted to the building department for a property merger of the above stated properties on Lake Side Blvd.

After reviewing the plans the Board had several questions that needed to be answered before they could make a motion in regards to this application.

The Board asked Mr. Scibetta to place this application on the next agenda and ask that the applicant or his engineer be present at the next meeting so that the Board can ask the necessary questions to determine if a motion can be made or not.

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Mr. Scibetta reviewed with the Board what had happened at the last Town Board meeting, keeping them up to date on the solar farm real exemption decisions that the Town Board made.

***There being no further business, a motion was made to end the meeting at 8:35 pm by Mike Ingham and seconded by Mark Acker. Motion carried unanimously 5-0.***

Respectfully submitted,

Maureen L. Werner  
Recording Secretary