

Town of Parma Planning Board  
December 7, 2017

Members Present:

Chairman:

Tod Ferguson

Executive Secretary:

Dennis Scibetta

Mike Reinschmidt

Mike Ingham

Mark Acker

Bob Pelkey

Public Present: Edmund Martin, Kendan Roberts, Ron Wadkins

The meeting was called to order at 7 pm.

**PUBLIC HEARING**

56 Parma Center Road

Site Plan

Chairman Ferguson read the public notice.

The site plans for 1 lot subdivision was presented to the Board by Edmund Martin, from LandTech Surveying & Planning, PLLC. This is for a single family dwelling.

The plans show a raised septic system. There is a Monroe County, National wetland noted on the north area of the map along with Agriculture and Market note. There is an Agriculture data statement provided. There is a stream corridor noted in the wetland area.

The Town of Parma Engineering department signed off on the plans 11/3/17.

The Monroe County Health Department gave preliminary approval 11/3/17.

The Monroe County Water Department has not signed off on the plans as of yet.

The plans were noted to have the following suggestions

1. Document Lot #2 on all plans to avoid confusion with Lot #1
2. Omit the driveway notation on page 3

The public hearing was opened by Chairman Ferguson at 7:10 p.m. There were no public comments were offered. The hearing was closed at 7:11 p.m.

The Board then reviewed SEQR for this site, as it this is more than 10 acres, a Type 1 SEQR with single family exception was filed: Using information from Part 1, the Planning Board answered questions 1 – 11 on Part 2. These were all check as “No or Small impact may occur” on Part 2.

**Mike Reinschmidt made a motion to accept a Negative Dec on the SEQR. Motion seconded by Bob Pelkey, the motion passed unanimously (5-0).**

**Bob Pelkey made a motion to grant preliminary approval to the plans. Motion seconded by Mark Acker, the motion passed unanimously (5-0).**

Site Plan Flow Subdivision

1536 Clarkson Parma Townline Road

Chairman Tod Ferguson read the legal notice.

Kris Schultz of Schultz Associates presented the site plans to the Board for a single family dwelling. There is an existing house on Lot #1.

The plans show the following signatures:

Town of Parma	11/16/17
Chatfield Engineering	11/16/17

Mr. Schultz explained to the Board that the water service will be tied into the existing service for the home on Lot #1 on Peck Road.

Mr. Schultz told the Board that these plans reflect changes requested from the Monroe County Health Department and Town Engineer's comments. He stated that the tree line is to be maintained on the back of the property that fronts on Peck Road to help separate the properties.

Kris stated that there is an Ag note on the plans.

Chairman Ferguson asked about a note regarding the Monroe County monumentation on the plans. Kris stated that there is such a note on the plans but there will be no interference with this in the building of the home.

Chairman Ferguson opened the Public Meeting at 7:20 p.m. There were no public comments offered. The meeting was closed at 7:21 p.m.

Mike Ingham asked if the water line was going to be shared between the 2 properties. Kris Schultz stated it would be shared, they are waiting on the water main being placed on Clarkson Parma Townline Road. Although there is no exact date for this, there appears to be no doubt it will be done.

Mark Acker asked if the current water line on Peck Road will be not be used once the new main is put in.

Kris Schultz stated that it will be more cost effective to have the water main on Clarkson Parma Townline Road, so they will not be continuing to use the line on Peck Road.

Mark Acker asked about the drainage on lot #2.

Kris Schultz stated that the property currently drains well towards the road and there should be no changes in that flow.

The Town of Parma Zoning Board of Appeals has approved variances requested for this property.

The Board then reviewed SEQR for this site: Using information from Part 1, the Planning Board answered questions 1 – 11 on Part 2. These were all check as "No or Small impact may occur" on Part 2.

**Mark Acker made a motion for a Negative Dec for this property. Mike Ingham seconded the motion. Motion carried unanimously 5-0.**

**Mike Ingham made a motion to grant preliminary approval to the plans. Motion seconded by Mike Reinschmidt, the motion passed unanimously (5-0).**

**CONTINUING BUSINESS**Sandalwood Subdivision 24 lots1904 North Union Street

Kris Schultz presented conceptual updates for the Board for these plans. There has been changes made to the end of the Roadway. The town suggested using a hairpin turn instead of the hammer head style initially drawn. The plans are to put in the deed to lot #12 that the maintenance of the center of the turn will be their responsibility. This will also cause less waste of space. The plans also are to use landscaping in the center with little lawn. This design will also help with snow removal.

There was discussion on needing to go the Town of Parma Zoning Board of Appeals for several variances in regards to being able to build the accessory buildings on the lots, this will include in-law dwellings or work shops, utility services, set backs, leach fields, etc.

Chairman Ferguson would like to set up a workshop with the Town Attorney, the Zoning Board of Appeals, and the Planning Board so all members of the Town Boards will be on the same page in regards to the requests for this subdivision. As well as questions can be asked and answered at the same time for everyone to be able to take part in. Dennis Scibetta will work on setting this up for the Boards to attend.

**MISCELLANEOUS**600/602 Burritt Road subdivisionResign of plans

The conceptual approval for these plans was signed over 90 days ago. There have been no changes. Chairman Ferguson signed and dated the plans again.

There being no further business to discuss, **a motion was made to adjourn the meeting at 8:05 pm by Mike Ingham and seconded by Bob Pelkey. Motion carried unanimously 5-0.**

Respectfully submitted by,

Diane Brisson  
Recording Secretary  
Town of Parma Planning Board