

Town of Parma Planning Board
March 7, 2019

Members Present:

Chairman:
Executive Secretary:

Tod Ferguson
Dennis Scibetta
Mark Acker
Mike Reinschmidt
Mike Ingham
Bob Pelkey

Public Present: Darryl Maslanka, Alternate Planning Board member

Meeting called to order at 7:00 pm by Chairman Ferguson.

A motion was made by Mike Ingham and seconded by Mike Reinschmidt to accept the February 7, 2019 Meeting Minutes with the following changes:

- 1. Add Darryl Maslanka, Alternate member as member present.**
- 2. Change all motions to reflect 5-0 as Mr. Maslanka joined the Board for the evening to replace Bob Pelkey.**

Motion carried unanimously 5-0.

PUBLIC HEARING

392 Curtis Road

Solar Facility

No one present.

CONTINUING BUSINESS

5138 Ridge Road West

Commercial Site Plan

Chris Dipasquale presented the Application to the Board.

Chairman Ferguson asked if there were any drainage problems. It appears from plans the property sheds to the rear.

Mr. Dipasquale stated there were no drainage problems and it does shed to the rear.

Mr. Dipasquale reviewed the plans with the Board.

- Plans show:
 1. Building being added
 2. Drainage swale being constructed
 3. All drainage is being captured on property.
 4. Handicapped parking was added as required.

5138 Ridge Road WestCommercial Site Plan- Continued

Mr. Dipasquale stated that less than one acre was being disturbed, so no Speddie Permit was needed.

Mark Acker asked if there will be any new lighting added to the site.

Mr. Dipasquale stated that there would not be. They are using all the existing lighting.

The Board agreed with the plans.

A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to approve the proposed addition as shown on the plans. Motion carried unanimously 5-0.

NEW BUSINESS

All Seasons section 715 LotsFallwood Terrace

Kris Schultz presented this Application to the Board.

Mr. Schultz stated this is the last section in the subdivision. The following was discussed:

1. With this section the water will be looped
2. Pond is already existing
3. Grading of Section
4. Overall preliminary approval and SEQR was granted with Section 1
5. Comments have been received by Monroe County Health Department and Pure Waters. Both Departments are ready to sign the plans.
6. Plans need to be submitted to Monroe County Water Authority for review and signature.
7. Lot 706 contains the mound of top soil that cannot be used or removed due to remediation. Engineer is proposing to place conservation easement over the area to prevent the owner of the lot from selling off top soil. Felt it would be best way to control and would give potential buyer of lot notice. A discussion followed on the soil and potential issues.
8. The owner of the Park in the previous section would like to have the Town take over the park. Chairman Ferguson stated that the owner would have to go to Town Board to request.

Mr. Schultz stated the current owner has it professional maintained by R&M Landscaping.

All Seasons Section 7 Continued

A lengthy discussion followed in regard to the top soil mound. Chairman Ferguson asked Mr. Scibetta to look back in the records in regard to the top soil pile and update the Board with Boards requirements in regard to mound at the time it was approved. Chairman Ferguson also thought the Town Attorney should review the request of granting a conservation easement. He would also like to know how the mound was "capped".

Mark Acker questioned why there was a break in the sewer line on plans.

Mr. Schultz explained this was the high point and one half of sewer goes north the other half goes south.

Mark Acker asked what parcel A was.

Mr. Schultz stated it is the old rail road bed that the owner wants to keep and has been labeled "not a building lot."

Mr. Schultz stated that he was only here to give the Board a status update.

133 Bailey Road3 Lot Subdivision

Kris Schultz presented this Application to the Board.

The plans show 133 Bailey Road being subdivided as follows:

1. Currently 133 Bailey Road is 35.90 acres
2. 133 Bailey Road is proposed to be 13.260 Acres
3. An 8.293-acre lot will be created (Lot 2 on plans)
4. 4.424 acres to merge with 161 Bailey Road creating a 14.377-acre lot at 161 Bailey Road

A discussion was held as to zoning in this area and the requirements for setbacks in this zoning.

Mr. Schultz states that the back portion of this property is currently being farmed and the hedge row to south property line of proposed lot 2.

After reviewing the plans, the Board is in agreement with the plans and referred the Application to the Zoning Board of Appeals.

A motion was made by Bob Pelkey and seconded by Mark Acker to table this application until such time as the Zoning Board of Appeals makes a determination. Motion carried unanimously 5-0.

There being no further business to discuss, a motion was made by Mike Reinschmidt and seconded by Bob Pelkey to adjourn the meeting at 7:36 pm. Motion carried unanimously 5-0.

Respectfully submitted

Maureen L. Werner for
Diane G. Brisson, Recording Secretary