

Town of Parma Planning Board

June 17, 2019

Members present:

Chairman: Tod Ferguson

Executive Secretary: Dennis Scibetta

Mike Ingham

Mike Reinschmidt

Bob Pelkey

Mark Acker

Public Present: Len Petitti, Serene Palozzi, Jack Barton Town Supervisor, Kris Schultz, Jim Roose, Justin Kellogg, Richard Maier

Meeting called to order at 7 p.m. by Chairman Tod Ferguson

The minutes from the May 20, 2019 meeting were reviewed. There being no corrections or additions, **Bob Pelkey made a motion to Accept the May 20, 2019 Planning Board Minutes as present. Seconded by Mark Acker, motion passed unanimously (5-0, Mike Reinschmidt absent at meeting, Darryl Maslanka present).**

CONTINUING BUSINESS

All Seasons Subdivision Section 7

15 lots

Fallwood Terrace

Kris Schultz presented the Board with the plans for Section 7 of this subdivision. The following signatures appear on the plans:

Water Authority

3/27/19

Town of Parma Engineer

3/28/19

Monroe County Pure Waters

6/5/19

Department of Health

6/6/19

Kris told the Board that the topsoil mitigation plan appears on the presented plans which the Monroe County Department of Health has signed off on. There is still a pile of unmitigated topsoil on the site from a previous section. This has been fenced off with signs stating that the soil is unusable. Kris told the Board that the Builders have been advised to have an environmental firm such as Labella PC come in to remediate this soil. Kris stated that the topsoil in Section 7 that is removed will be mitigated and reused in the building process of this section.

Chairman Ferguson asked that a letter stating that they will be using all the topsoil disturbed in Section 7 be sent to the Town of Parma to have on file, as stated above.

Chairman Ferguson read the letter from Monroe County Planning and Development (see attached). All the comments have been addressed and appear on the plans.

Dennis Scibetta asked if the SEQR needed to be redone for this section?

Chairman Ferguson stated that SEQRs only need to be done with the initial plans for the entire project, so therefore, does not require to be readdressed at this time.

There being no further questions or concerns, **Mark Acker made a motion to grant final approval for Section 7, 15 lots of the All Seasons subdivision pending letter of credit from the builders. Mike Ingham seconded the motion. Motion carried unanimously (5-0).**

<u>Pine Hill Estates Subdivision</u>	<u>22 Lots</u>	<u>184 Pine Hill Road</u>
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Justin Kellogg from Meagher Engineers presented to the Board the plans for this subdivision with the requested concerns addressed on them.

Chairman Ferguson read a letter from The Town Engineer which was a summary of a meeting that Justin, Brian Speer, Town Highway Supervisor, and the J.P. the Town Engineer had that addressed concerns to be added to the plans. The plans show placement of Evergreen trees along the right of way line. There is concern that this will interfere with the sight line.

Justin advised the Board that this should not be a problem. He believes that if they are pushed back farther on people’s lots, they will believe that they own them. This could cause the owners to remove the trees if they want to.

Discussion ensued as to who would own the trees and care for them. It was decided that the trees should remain where they are on the plans, that the Town would own and care for them as needed. Chairman Ferguson asked that a note be placed on the deeds for the lots that indicates that the trees are owned by the Town.

Justin told the Board that the shoulder on the road will be 2 feet of gravel with the remaining 4 feet dedicated to grass instead of 6 feet of gravel per request from Brian Speer.

Chairman Ferguson stated that relief can be granted relief from the number of homes allowed on a cul-de-sac due to having letters from Brian Speer and the Spencerport Fire Chief having no further issues with this.

Chairman Ferguson asked to have a sidewalk placed down at least one side of the subdivision.

Justin stated that this would be a difficult task to accomplish due to the drainage ditches.

Discussion ensued as to how to accomplish this. It was determined that instead of having sidewalks, a walkway would be established around the filtration pond with an entrance at Lot 15, and between lots 18&19 where there is an existing easement for the storm water filtration pond.

The Town Engineer also asked that a note be placed on the plans stating that on lots 19, 20, and 21 will be fill areas to make purchasers aware of this as well as the Building Department as may need to have reinforcement in the foundations of these homes.

There being no further questions or concerns, **Mike Reinschmidt made a motion to grant preliminary approval to the Pine Hill Estates 22 lot subdivision at 814 Pine Hill Road with the following stipulations; a nature trail around the filtration pond will be placed on the plans with entrances at lot #15 and on the easement at between lots #18 & 19, and a note on the plans stating that the Building Department and purchasers are aware that lots 19, 20 and 21 are fill lots and may require special foundation design and or compaction testing. Motion seconded by Bob Pelkey; motion carried unanimously 5-0.**

MISCELLANEOUS

Walnut Hill Subdivision

Drainage issues

Joe Petitti who lives at 185 Webster Road addressed the Board with concerns about increasing drainage from the subdivision to Webster Road. He states that he has lived on Webster Road for 40 plus years and had no problems prior to this subdivision being put in. He is concerned that portion of his property that backs up to this subdivision has been wet and it still wet at this point. He would like to Board to address this issue at this time because he feels that this is directly related to the subdivision.

Serene who lives at 177 Webster Road also voiced concerns regarding this. She states that in January of 2018 she had flooding in the lower level of her home due to this issue. Because the insurance company felt that it was a ground water issue, it was not covered by her homeowner's insurance and was quite costly for her to repair herself, \$25,000. She stated that they had flooding again this year, but she felt that they caught it prior to getting to the point that it had the year before.

Chairman Ferguson advised that they would have to review the finalized plans and do a sight visit to make sure that they plans were followed as they were finalized.

Dennis Scibetta advised that Kris Schultz from Schultz Engineering is already looking at the plans to make sure that the plans were drawn correctly. He advised that the land contours cause issues with the water not being able to flow north, it appears to stop at Mr. Petitti's land at this time and travels west.

Chairman Ferguson assured the homeowners that the Board will review the plans and do a site visit to see where to go from this point to address the problem.

There being no further business to discuss, a motion was made by Mark Acker to adjourn the meeting at 8:10 pm and seconded by Mike Ingham. Motion carried unanimously (5-0).

Respectfully submitted,

Diane Brisson

Town of Parma Planning Board

Recording Secretary