



Mr. Shelly stated that the borrow pit will be used for fill for the project. He is not sure exactly how the fill will be moved from the pit to the project site. He stated that the soil is silty clay. There will be 11 inches of top soil used on top of the fill. There will be approximately 35000 cubic feet of fill taken from the borrow pit, which should be enough to maintain current drainage flows.

The Board asked that the plans reflect slope measurement from the borrow pit to the home and the drainage plans to ensure that drainage will be maintained throughout the building process.

Mark Lenzi advised that the existing home will need to be demolished before work on the new home can be started.

Chairman Ferguson read the legal notice and **opened the Public Hearing at 7:10 pm**. There was no one there to speak for or against the project. **The Hearing was closed at 7:11 pm**.

The Board was polled on whether to complete the SEQR now or wait until the drainage issues have been placed on the plans. The poll was 5-0. Therefore, **Mike Reinschmidt made a motion to table the SEQR review until drainage has been delineated on the plans. Seconded by Jack Wade. Motion carried unanimously 5-0.**

Subdivision	24 lots	301 Collamer Road
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Kris Schultz presented to the Board updated plans for this 24-lot subdivision at 301 Collamer Road. These homes will be built in 3 sections, 8 houses in each section. The first section will be done on the north end of the property. The homes will have public water, electricity, and sanitary sewers will be implemented. At this time, the focus will be on the first section.

The following comments have been received (see attached):

Town Engineer: 2/24/22

Monroe County Planning and Development: 3/9/23

The plans were presented to the Board and the public on the monitor in the room. Kris discussed the Sanitary Sewer Report dated 3/15/23 that was given to the members of the Board in the recent mailing. He stated that the gravity sewer would require reconstruction of half of Collamer Road and is cost prohibitive. The forced main system that is being proposed is sized for the current project as well as accommodating existing homes on Collamer. Discussion on how the existing homes would be able to hook into the sewers ensued. If interested the current home owners would need to contact the builder to discuss further.

The Board reviewed the plans. It is noted that there is no EPOD on the property being developed, although there are some on the remaining property in this project. A question was presented as to adding sidewalks to the project. This was discussed. Due to the ditch line along the frontage of the property it would be difficult to add sidewalks. Who would maintain them? The sidewalks would lead nowhere as there is no future development for the rest of the property in discussion at this time. Due to these issues, the Board was polled to see if this was a necessary decision at this time. The Board felt that it was not a necessary addition at this time (4-1 poll).

The Board discussed the comments from the Monroe County Planning and Development office. They asked to have a sketch for possible future development. Kris stated that there are no plans at this time for future development. The remaining land will continue to be agricultural. The only area that needed to be rezoned is the 24 lots for the subdivision. There is a wetland delineated on the maps. This is on the property that the Town of Parma owns. Kris stated that the 3-inch sanitary force main will go under the existing stream bed causing no disturbance to this.

The Board discussed the comments from the Monroe County Health Department. There are no need for water main extensions for this project. There are no monuments around the project. There are no comments noted from the New York State Department of Transportation.

Chairman Ferguson read the legal notice and opened the Public Hearing at 7:37 pm. There were many people in the audience who had questions.

1. Has there been any information received on the DEC spill site that is on the map?

Chairman Ferguson, Mark Lenzi, and Kris Schultz stated that they have tried to get to the information on the DEC site regarding ID# 2204155 but have not been able to do so. At this time there are no answers in regard to this question. The Board and Kris will continue to look into this. Kris stated that the Monroe County Health Department reviews all records related to soil issues whenever a map is presented for any type of building in the County. At this time, he has not heard anything from them regarding this.

2. What about the clearing fires that have been lit on this property? The existing home owners state that this is becoming an issue due to the constant smell of smoke inside and outside of their homes as well as smoke floating across the street.

Mark Lenzi advised the public present that he has stopped the owner from burning 3 times now and has revoked his burn permit. This was being done on the agricultural land not on the proposed development land. He asked if anyone has concerns about this that they contact him directly.

3. How many years can we expect a construction site with all the noise, building debris, dust, etc. to continue? Also there is an issue with construction vehicles parking on the side of Collamer Road.

Kris advised that each section, and there are 3, takes anywhere from 2 to 3 years to complete. At this point they can expect anywhere from 9 to 12 years. The first project that will be done before any building will be to put in the sewer system. Mark Lenzi told the public that all of this will be discussed with the developer prior to any building being started. They will have a plan on what will and will not be allowed. The Town will do its best to keep the areas adjacent to the construction project as clean and normal as possible. Kris stated that he will speak with the developer about having the vehicles parking on the property and not directly on Collamer Road.

4. What is involved with the sewer system?

Kris addressed the group stating that this is forced main system. The lines will run across the front of the homes. It will be a 3 inch line and will be placed below the frost line. It will run north to the All Seasons subdivision. There will be an easement granted to the Town for maintenance of the system, but the home owner will be responsible for maintenance of the grinder pump, which each home will have, and the lines running from the home to the main line. Discussion ensued on cost to existing home owners. It was advised that this should be discussed with the developer.

5. What about utility poles?

The Board and Kris stated that RG&E develops their own plans, but likely there will be a few utility poles but most of the lines will be underground. There are currently public water and gas lines on both sides of the road.

6. Has anyone talked to the School district about the proposed amount of children that would be coming into the district.

Kris stated that he had not spoken to the superintendent about this. He will do so if the Board requires it.

7. Has a traffic study been done. There are concerns about the amount of added traffic on Collamer Road which will increase the traffic on West Avenue. This is already a difficult intersection to gain access to West Avenue.

Kris stated that there they had a traffic study report done. This report, however, was done as an overview of other projects that have the same plans as this project. It was not an actual study done. The public is concerned about the speed limit on West Avenue. They stated that people are always going more than 55 MPH and it is very difficult to gain access onto West Avenue from their driveways as well as from Collamer Road. The Board and Kris advised that they should contact the Monroe County Sheriffs office to discuss their concerns and see what they could do to address this issue. The Board has no control over the speed limits that are set. Kris also stated that he had submitted the plans to the Town Engineer who had no comments or concerns. He has not, however, shown them to the Town Highway Superintendent. He plans to do this.

8. Explain the proposed drainage plans.

Kris explained that the drainage will be directed to the storm water pond at the north end of the property. It will then continue to flow as it does currently to the pipe that is under Collamer road and runs to Old Hojack. All driveways will have drainage pipes underneath them. The Board also explained that every project must have a Storm Water Pollution Prevention Program (SWPPP) plan in place prior to construction. This must be submitted to the DEC for comments and approval. The Town will be monitoring this after every storm to make sure that the drainage is not causing any damage or issues.

There being no further questions or concerns, the Public Hearing was closed at 8:32 pm.

The Board asked Kris to speak with the Superintendent of the Hilton Schools, as the public requested, regarding the additional number of students to be added with this project. The Board asked if the forced main sewer system would be put in all at once. Kris advised it depends on the cost to the developer. This will be discussed with the Town Engineer. The Board discussed the driveway culverts. Should they be intermittent or continuous? The Board was polled on this. All members felt that intermittent would be appropriate as the ditches could be mowed and not require as much fill. (5-0).

The Board then discussed where or not to do the SEQR for this project at this time. A poll was taken and was unanimous to table the SEQR until they could review the Sewer report that they recently received, and receive comments from the Town Engineer on the traffic. Daryl Maslanka made a motion to table the SEQR until questions as above were able to be answered. Seconded by Ray Wenzel. Motion carried unanimously 5-0.

Site plan Commercial 4671 Ridge Road West

There was no one at the meeting to present this proposal to the Board. The Board did have some questions after reviewing the information provided to them. Therefore, Jack Wade made a motion to table commercial site plan at 4671 West Ridge Road until someone was able to be at the meeting for questions. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0.

There being no further business to discuss, Daryl Maslanka made a motion to adjourn the meeting at 8:45. Seconded by Jack Wade. Motion carried unanimously 5-0.

Respectfully submitted,

Diane Brisson, Secretary

Town of Parma Planning Board

Electronically signed 4/2/23 at 2:25 pm.