

Town of Parma
Planning Board Meeting Minutes
April 3, 2023

Members Present:

Chairman: Tod Ferguson

Executive Secretary: Art Fritz

Mike Reinschmidt

Daryl Maslanka

Ray Wenzel

Jack Wade

Nick Lukomskly-Alternate

Mark Acker-Town Board Liaison

Public Present: Kris Schultz, Susan Toal, Nicole Allison, Tucker and Jess Lamay, Sara Pickett, Carm and Steve Lamay, Larry and Carol LeBlanc, Tim Jobes, Fred Shelley

Chairman Ferguson called the meeting to order at 7 p.m.

CONTINUING BUSINESS

Single Family Home 1 lot 282 Dean Road

BME Associates presented to the Board updated plans. All concerns have been addressed. Slopes have been added to the borrow area. The crossing lane from the borrow pit to the building site has been delineated on the plans.

The Board reviewed the updated plans. There were no questions or concerns from the members. Chairman Ferguson closed the Public Hearing at 7:10 pm. Chairman Ferguson performed the questions for SEQR Part 2. Questions 2-11 all answered small or no impact. Mike Reinschmidt made a motion to grant a negative declaration for the unlisted single lot subdivision action at 282 Dean Road. Seconded by Daryl Maslanka. Motion carried unanimously 5-0.

Ray Wenzel made a motion to grant preliminary approval to the single lot building plan at 282 Dean Road. Seconded by Jack Wade. Motion carried unanimously 5-0.

Multi lot subdivision 24 lots 301 Collamer Road

Chairman Ferguson read the letter from MRB Associates dated 3/28/23. See Attached. All concerns have been addressed and updated on the plans. Chairman Ferguson stated that the DEC spill record, 2204155 dated 8/5/22, has been reviewed. The area was cleaned up with removal of all elements of the spill. The actions have all been completed with no further action needed, the case has been closed.

Kris advised that the sewer system will be put in all at once, rather than in sections. He also reviewed the proposed traffic patterns. The busiest times will be in the morning and the afternoon with people going to work and school, then coming home from work and school. The proposed number of increased vehicles on the road does not require any further investigation currently.

There was a question on whether Kris had reached out to the school superintendent as there is a proposal for new buses in the budget. Kris stated that right now, enrollment is down. A proposal for new buses does not mean that

it is because there is an abundance of new students and not enough buses. There are many reasons new buses could be required, replacement of older equipment, changing to ecology friendly buses are just 2 examples.

The required easement to the Town will be on the final plans.

A question on the proposed value of these homes that will be built. Kris advised +/- \$450,000. A member of the public stated that they had seen on the Construction Journal site that this project is listed as apartments and townhomes, not single-family homes. Kirs advised that this is single family homes. The area is not zoned for apartments and townhomes, and they are not planning to go to the zoning board to request a change.

The public had questions on the size of the sewer system. Kris advised that the system has been planned for the number of homes in the subdivision as well as the remainder of the existing homes on Collamer Road. He stated that the sewer main as it stands, will not be able to handle more than this.

Question on if power lines will be put underground. Kris advised that this is up to RG&E.

Question on whether the brush that has been cleared for the project area will remain where it is on the remaining property. Kris advised that the remaining property will be tilled to be used for farming.

Discussion on MRB's comment about underground piping. This will be up to the Town of Parma Highway Superintendent.

There being no further questions or concerns, Chairman Ferguson performed Part 2 of the SEQR for this project. Question 1 – yes, this will be done in phases but should have small impact.

2 + 3 No

4 Yes, ground water will be redirected to storm water retention pond. A-H no or small impact.

5-18 All answered no or small impact.

Daryl Maslanka made a motion to grant a negative declaration for this unlisted action at 301 Collamer Road. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0.

The public asked to make sure that during construction there will be no on-street parking. Kris advised he will make sure that the developer understands this. They should be using an existing entrance to the property and parking construction vehicles on the land.

The Board had no further questions or concerns. **Jack Wade made a motion to grant Preliminary Approval to this multi lot subdivision at 301 Collamer Road. Ray Wenzel seconded the motion. Motion carried unanimously 5-0.**

Split-Merge 2 lots 5360 West Ridge Road

There was no one at the meeting to speak about this item. The MRB letter from 3/22/23 was read. There are questions regarding setbacks, zoning requirements, will the new lot at 5370 West Ridge Road be less nonconforming, if so, how much? **Jack Wade made a motion to table this item until there is someone available to speak for it. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0.**

PUBLIC HEARING

Commercial Site Plan 1 lot 4671 West Ridge Road

The Zoning Board approved the requested variances at their 3/15/23 meeting. Chairman Ferguson Read the letter from MRB dated 3/22/23. See attached.

The Board requested that the water service be documented on the plans. They also requested that the distance from the existing house and the proposed commercial site plan be reviewed by the Fire Marshall.

There is a retention pond on the site. Art Fritz stated that they have not noted any concerns with this up to now.

This will be a 2-story building. Facing Ridge Road will be one story, around the back will be the second story. There will be no changes in the lighting at the entrances or the signage.

Chairman Ferguson read the Public Notice and the Hearing was opened at 7:56 pm. There being no one in the audience to speak for or against this project, the Public Hearing was closed at 7:57 pm.

Chairman Ferguson reviewed Part 2 of the SEQR. Questions 1-11 were all answered with no or small impact. There being no further questions or concerns, **Mike Reinschmidt made a motion to declare a Negative Declaration to this unlisted project. Seconded by Daryl Maslanka. Motion carried unanimously 5-0.**

Ray Wenzel made a motion to grant Preliminary Approval to this commercial site plan at 4671 West Ridge Road. Seconded by Jack Wade. Motion carried unanimously 5-0.

NEW BUSINESS

Property Merge 2 lots 640 and 642 Parma Center Road

John Ott presented to the Board the plans to merge these lots into one lot. The Board reviewed the plans. There were no questions or concerns. **Ray Wenzel made a motion to merge lot 640 Tax ID 42.02-1-13.1 0.749 acres to lot 642 Tax ID 42.02-1-14.11 1.460 acres for a total new lot size of 2.209 acres. Seconded by Jack Wade. Motion carried unanimously 5-0.**

Conceptual 1 lot 4670 West Ridge Road

There was no one in the audience to present this item. Art Fritz stated that he was asked to table this until the 4/17/23 meeting. **Jack Wade made a motion to table the conceptual 1 lot plan at 4670 West Ridge Road without prejudice, seconded by Mike Reinschmidt. Motion carried unanimously 5-0.**

MISCELLANEOUS

Extend site plan approval 1 lot 1012 Clarkson Parma Townline Road

Art Fritz stated that the Monroe County Health Department and Water Authority approvals are over a year old at this time. The owners are asking for an extension on their site plan approval. Chairman Ferguson stated that the Engineer for this site plan will have to request updated approvals. Once these have been done, the Engineer will have to present the updates to the Board for approval. **Ray Wenzel made a motion to table the request for extension of site plan approval at 1012 Clarkson Parma Townline Road until plans have been updated as requested. Seconded by Daryl Maslanka. Motion carried unanimously 5-0.**

There being no further business to discuss, Mike Reinschmidt made a motion to adjourn the meeting at 8:10 pm. Seconded by Ray Wenzel. Motion carried unanimously 5-0.

Respectfully submitted.

Diane Brisson, Town of Parma Planning Board

Recording Secretary

Electronically signed 4/30/23 at 2:45 pm.