

1 Town of Parma Planning Board April 2, 2015

Members present:
Ferguson

Chairman

Tod

Executive Secretary

Dennis
Scibetta
Bob Pelkey
Mark Acker

Members Absent:

Steve Aprilano
Mike
Reinschmidt

Public Present: Shawn Barron, Kaitlyn Dawkins, Jon Salon, Cara Mack,
Amanda Ovrud and Kris Schultz (Schultz Associates).

Meeting started at 7:00 p.m.

A motion was made by Bob Pelkey to approve the March 16, 2015 meeting minutes as presented. Motion was seconded by Mark Acker. Motion carried unanimously 3-0 (Steve Aprilano & Mike Reinschmidt absent).

CONTINUING BUSINESS

County Village Estate Section 4 12 Lots 630
Country Village Lane

Kris Schultz presented to the Board revised plans for this section of County Village Estates. Mr. Schultz stated that they have taken over this subdivision from the prior engineer. Mr. Schultz reviewed with the Board overall approval and overall SEQR was granted with the first approved section.

Mr. Schultz stated:

1. The road has been reconfigured so that the back yards of lots 76 and 75 are not just pond and with future sections they are planning to redesign the pond so that the future lots also have some back yard and not just pond.
2. Because the past engineer had removed a proposed road in the middle of the subdivision, they have been able to redesign the

lots and have made two lots into one and added two additional lots to the future sections. All lots meet current Zoning.

3. With the future sections they will be redesigning the sewers which will result in less man holes and length of sewers.

Bob Pelkey asked if there were any problems with the pond as it exits today. Mr. Schultz stated there were none that he had already spoken with the Town Engineer regarding the pond.

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County Village Estates Continued:

Chairman Ferguson stated that lot 81 appears to be a corner lot and asked if the proposed home will meet the required set backs. Mr. Schultz stated yes.

Chairman Ferguson asked where the additional lots were added. Mr. Schultz stated they are in the final section of the subdivision.

Chairman Ferguson and the Board had a discussion on whether the proposed changes were substantial enough to require the plans having to go through the preliminary approval process again.

Mr. Schultz stated that the plans generally follow the original plans and the developer would like to push forward, as Section 3 has sold out and he is in the process of pre-selling two lots in this section.

The Board discussed the changes and whether they were minor or substantial and after their review they found the changes to be minor and a second preliminary approval would not be required.

Dennis Scibetta stated that the new developer was in process of getting roads dedicated.

Mr. Schultz asked if he could send the plans out for the referral agencies to review and sign. The Board agreed.

MISCELLANEOUS

Mr. Scibetta gave a quick review of the status of the proposed winery/micro brewery on Ridge Road and status of the old "country max" site and new businesses that may be moving in.

Chairman Ferguson asked the students in the audience if they had any questions, they did not.

There being no further business, a motion was made by Mark Acker and seconded by Bob Pelkey to end the meeting at 7:25 pm. Motion carried unanimously 3-0 (Steve Aprilano & Mike Reinschmidt absent).

Respectfully submitted,

Maureen L. Werner

Maureen L. Werner,
Recording Secretary