

1 TOWN OF PARMA PLANNING BOARD
OCTOBER 1, 2015

Members present:
Ferguson

Chairman

Tod

Executive Secretary

Dennis
Scibetta
Mark Acker
Bob Pelkey
Mike Reinschmidt

Public Present: Wendy Meagher (Meagher Engineering), Richard E. Maier (Maier Land Surveying), Nicola Montanaro, L.S., Jim Beehler.

Meeting started at 7:00p.m.

A motion was made by Bob Pelkey to approve the September 3, 2015 meeting minutes as presented. Motion was seconded by Mike Reinschmidt. Motion carried unanimously 4-0.

PUBLIC HEARING

200 Webster Road
One Lot Subdivision

Chairman Ferguson read the public notice.

Wendy Meagher and Rich Maier reviewed the plans with the Board. The plans show the proposed home being serviced by public water and a septic system. Ms. Meagher also stated that the owner has asked that she show a proposed 20' x 20' detached garage on the plans. The plans show the wetlands are at the back of the property, have been delineated by DEC and any construction will be outside the wetland limits.

Chairman Ferguson reviewed the following correspondence:

1. Letter from Monroe County Department of Planning and Development dated September 2, 2015.
2. Letter from NY DEC dated August 14, 2015.

Mr. Reinschmidt asked if the proposed garage will be serviced by a driveway. Ms. Meagher stated that she believes it will only be used for storage and will not have a driveway.

A discussion was held as to the distance of the proposed garage from the property lines. Plans show the garage 100 feet from back property line and 20 feet from north property line.

Mr. Acker asked that the engineer place the distance of the garage from the wetland buffer zone. Mr. Maier stated that the wetlands are federal and there is no buffer zone.

PLANNING BOARD

-2-

October 1, 2015

200 Webster Road continued:

Ms. Meagher stated that the plans have been sent to Monroe County Water and Health Department and all of their comments and concerns have been addressed.

Chairman Ferguson asked if the site distances were on the plans. Ms. Meagher stated that they were not. A discussion followed and Chairman Ferguson asked that they be placed on the plans.

Chairman Ferguson opened the public hearing.

Public Comments: None

Chairman Ferguson closed the public hearing.

Ms. Meagher stated that less than an acre will be distributed during construction.

A discussion was held regarding cutting of trees and the fact that there is an endangered bat in the area. It was decided that the limited number of trees that would be cut will not impact the endangered bat, as the majority of the trees will be left.

The Board then reviewed SEQR for this site:

Using information from Part 1, the Planning Board answered questions 1 through 11 on Part 2. The Board determined that this proposed site is listed as type II action under the SEQR requirements.

Using the Part 2 tools, the Planning Board determined that there would be no impact to the environmental resources evaluated in Questions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11. These were all checked as "no or small impact may occur" on Part 2.

As a result of the project design the Planning Board has determined that significant adverse impacts are unlikely to occur and will not require preparation of an environmental impact statement.

Conservation Board:

After their review the Conservation Board recommended that the Planning Board grant a negative declaration for this application.

Mike Reinschmidt made the following motion; that after reviewing the project under the standards set out by Section 617 of the New York State Environmental Quality Review I make a motion to classify this application as a TYPE II action under SEQ. Bob Pelkey seconded the motion. Motion carried unanimously 4-0.

PLANNING BOARD

-3-

October 1, 2015

200 Webster Road continued:

Bob Pelkey made the following motion; Upon completion of part II of the Short Environmental Assessment Form as set out by 6 NYCRR Part 617, State Environmental Quality Review, the Board has determined that this project will not result in any significant adverse environmental impacts and make a motion to grant a negative declaration for this project. Mark Acker seconded the motion. Motion carried unanimously 4-0.

A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to grant preliminary approval for this application. Motion carried unanimously 4-0.

Re-subdivision of Lot 4, King Hamlin-Parma Subdivision

Nick Montanaro presented to the Board plans showing a .4 acre parcel of land being subdivided from lot 4 of the King Hamlin-Parma Subdivision (TA#23.02-1-61.211) and being added to the property located at 550 Hamlin Parma Town Line Road (TA#23.02-1-62.1). Presently 550 Hamlin Parma Town Line Road is .6 of an acre and with the addition of the .4 of an acre the property would be one acre.

Both lots are presently conforming and will continue to be conforming if the Board approves the spilt and merge.

A discussion followed.

A motion was made by Bob Pelkey and seconded by Mike Reinschmidt to split the .4 of an acre from tax account #23.02-1-61.211, as shown on the map presented to the Board at tonight's meeting. Motion carried unanimously 4-0.

A motion was made by Mark Acker and seconded by Bob Pelkey to merge the .4 of an acre split from tax account #23.02-1-61.211 with tax account #23.02-1-62.1. Motion carried unanimously 4-0.

160 Pine Hill Road and 184 Pine Hill Road

Muszak

Mr. Scibetta presented to the Board a request from the owners of 160 & 184 Pine Hill Road to merge the two tax account numbers into one.

160 Pine Hill Road - TA#071.03-1-5.104 is 15.99 acres

184 Pine Hill Road - TA#071.03-1-5.102 is .59 acres

After a review of the plans - ***a motion was made by Mark Acker and seconded by Mike Reinschmidt to approve the merger of tax account #071.03-1-5.104***

PLANNING BOARD

-4-

October 1, 2015

184 & 160 Pine Hill Road continued:

and 071.03-1-5.102 (160 & 184 Pine Hill Road) into one tax account number. Motion carried unanimously 4-0.

600 Burritt Road

Temporary

Stock pile permit

Jim Beehler presented to the Board overhead pictures of the property and a tax map of the property. Mr. Beehler stated that he has been taking in asphalt millings that he stock piles and uses when he completes a new home to put down a base for the driveway and is now looking for a temporary stock pile permit.

A discussion was held as to why the owner had received a violation letter from the Town in regards to this property.

A discussion was held on how long the temporary stock pile permit needs to be for. After a lengthy the discussion the Board decided that they needed to do research as to the Town regulations in regards to a temporary stock pile permit before they could make a motion.

The Board asked that the owner have the locations of the stock piles placed on the plans so that they know that the piles on wholly on the owner's property.

The application was tabled without prejudice until the next meeting.

*

There being no further business, a motion was made by Mark Acker and seconded by Bob Pelkey to end the meeting at 7:41 pm.

Respectfully submitted,

Maureen L. Werner

Maureen L. Werner,
Recording Secretary