

TOWN OF PARMA PLANNING BOARD
July 18, 2016

Members present:

Chairman Tod Ferguson
Executive Secretary Dennis Scibetta
 Bob Pelkey
 Mark Acker
 Mike Ingham
 Mike Reinschmidt

Public Present: Kris Schultz (Schultz Associates).

Meeting started at 7:01 pm.

A motion was made by Mike Ingham and seconded by Mike Reinschmidt to approve the minutes of the July 7, 2016 meeting with one correction; the motion on page two for approval of the 5340 Ridge Road application should be changed to read ...5. Hours of operation of track 5PM to 9pm. (instead of 5am to 9pm). Motion carried unanimously 5-0.

MISCELLANEOUS

1609 Hilton Parma Corners Road Property Split
This application was tabled from the July 7, 2016 meeting in order for the minutes of the meeting where the property merge was approved to be reviewed to see if there were any conditions attached to the approval. Mr. Scibetta stated that the minutes have been reviewed and there were no restrictions prohibiting returning the properties into the two original properties that were merged into one.

A motion was made by Mike Ingham and seconded by Mike Reinschmidt to approve the subdivision of this property as presented on the plans into two separate tax account parcels. Motion carried unanimously 5-0.

Lot R-5 Independence Hill subdivision Updated approval
This application was tabled from the July 7, 2016 meeting in order for the applicant to obtain updated approvals from Monroe County Water Department and Monroe County Health Department. Both approvals have been obtained.

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A motion was made by Mark Acker and seconded by Mike Reinschmidt to approve the update of the Boards final approval for the subdivision for another two years. Motion carried unanimously 5-0.

North Parma Corners - 949 Hilton Parma Corners Road Conceptual review

Kris Schultz presented to the Board conceptual plans in regards to a rezoning application before the town Board for this property. Mr. Schultz stated that the applicant of this project is the owner of the three roadside properties of which two have homes on. Once this project has been approved and rezoned the applicant will be demolishing one of the homes to conform to town zoning laws.

Mr. Schultz stated that Unionville Station is contiguous to this project on the north. That this project will be a senior orientated development with single units, double units and senior apartments. Mr. Schultz pointed out to the Board that the senior apartments will have an "x" footprint. A discussion was held on this choice of design for the apartments.

Mr. Acker asked what is proposed to be developed in the green space south of the proposed apartment building. Mr. Schultz stated nothing it will be kept as lawn.

Mr. Schultz stated that the design has a proposed professional building to be located on the east side of the property right off of Route 259.

A review of the proposed drainage for this site was held. The plans show for proposed ponds. Mr. Schultz stated that the property will be serviced by sanitary sewers.

Mr. Reinschmidt asked if a study was done to prove the need for an additional senior orientated community. Mr. Schultz stated there was none and that the owner is also the owner of Unionville and he is just sold his last lot and there are still a large number of individuals who wish to purchase a home in Unionville Station.

Mr. Schultz presented to the Board two different proposed plans for this community. The second plan has a proposed community center and library that would be donated to the town of Parma. The second proposed plan also shows a proposed professional building.

Mr. Schultz stated that the entire parcel after combining all of the lots will be over 80 acres.

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North Parma Corners - 949 Hilton Parma Corners Road Continued:

Chairman Ferguson asked what the density of traffic will be once this project is fully built. Mr. Schultz stated that senior traffic is very low and that they tend not to drive during morning rush or afternoon rush. Mr. Schultz also stated that a traffic study will be done because it is part of SEQR. A discussion was held in regards to proposing that the 30 mile per hour speed limit be extended further south on Route 259.

Mr. Schultz stated that he was asking for the Board's opinions and recommendations to be presented to the town Board as required under town laws when submitting an application for rezoning of property.

Mr. Reinschmidt asked if the neighbors had been surveyed as to their thoughts on this project. Mr. Schultz stated they had not but then explained to the Board that the trees along the hedgerow to the South will remain and additional trees will be added.

Mr. Schultz stated the common areas will be maintained by the home owners association and there will be one road connecting the subdivision with Unionville Station to the north.

Mr. Pelkey asked if sidewalks will be on one side of the road or both sides. A lengthy discussion was held on this. Mr. Schultz stated that the residents in Unionville Station do not use the sidewalks and most of them have already complained to the village requesting that they not be plowed during the winter months.

Mr. Schultz stated that the developer has already been to the village and has approval to hook up to the sewer and water within the village limits.

Chairman Ferguson asked if the storm water facilities will be wet most of the year or are they proposed to be dry. Mr. Schultz stated they will be wet ponds.

Chairman Ferguson asked if they will be putting in walking trails. Mr. Schultz said they could but the residence will not use them. There are walking trails in Unionville station and none of the residents use those now.

A discussion was held on the commercial buildings and Mr. Schultz stated that the developer is speaking with the medical community in regards to putting in some type of medical facilities in the proposed professional building.

Mr. Schultz stated that approximately 10 to 15 units will be built per year. The buildout will be slow so as not to be a shock to the community or services.

A discussion was held in regards to the future use of this property if the rezoning is not approved.

After lengthy discussion Mr. Reinschmidt stated he would like a little more time to review the plans before he makes any recommendations.

Mr. Schultz stated that the Board could contact him any time if they have any questions and this application was tabled until the next meeting.

Chairman Ferguson encouraged the members of the Board to go out to the site and do a site visit before the next meeting.

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There being no further business, ***a motion was made by Mark Acker and seconded by Bob Pelkey to end the meeting at 8:00 pm. Motion carried unanimously 5-0.***

Respectfully submitted,

Maureen L. Werner

Maureen L. Werner,
Recording Secretary