

TOWN OF PARMA PLANNING BOARD

December 19, 2016

Members present:

Chairman
Executive Secretary

Tod Ferguson
Dennis Scibetta
Bob Pelkey
Mike Reinschmidt
Mike Ingham
Mark Acker

Public Present: Charlie Lissow, Larry Gursslin, Amanda Torres, Debbie Torres, Donna Curry, Lauren Walker, Jessica Douglas and Kris E. Schultz (Schultz Associates).

Meeting started at 7:00 pm.

A motion was made by Mike Ingham and seconded by Bob Pelkey to approve the minutes of the December 1, 2016 meeting as presented. Motion carried unanimously 5-0.

Chairman Tod Ferguson asked if there would be any objection from the Board or the public present if the Board switches the items on the agenda and heard the application for the fill permit extension before the Board held the public hearing. There were no objections.

MISCELLEOUS

1617 MANITOU ROAD & 4664 RIDGE ROAD WEST Fill Permit Extension
Charlie Lissow was present for this application and asked the board for a six month extension on the existing fill permit for these properties. Mr. Lissow stated that presently the site was being maintained as there was no filling happening at this time. Mr. Lissow stated that the SWPP inspections were being done on a regular basis.

Chairman Ferguson asked if there were any issues at the site. Mr. Scibetta stated that there were none.

Chairman Ferguson asked if there was any intent to close the fill permit in the near future and seed the property. A lengthy discussion followed, Mr. Lissow stated that presently all areas have groundcover on them.

1617 MANITOU ROAD & 4664 RIDGE ROAD WEST Continued:

A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to grant a six month extension to the existing fill permit for this application. Motion carried unanimously 5-0.

PUBLIC HEARING

NORTH PARMA STATION

Lead agency

Kris Schultz presented a rendering of the project for this application and reviewed the project with the audience. Mr. Schultz then reviewed the status of the application and that the applicant is looking to have the four properties rezoned and then merged. Mr. Schultz then gave a quick review of how the Unionville station approval process went at the time that project was presented to the Town Board and Planning Board. Mr. Schultz stated there will be a small difference between this project and Unionville as this project has professional buildings proposed as well as a multi-stage senior apartment building.

Mr. Schultz then showed the audience the two proposed plans. One plan shows two professional buildings and additional residences at the east side of the property and along South Avenue. The second set of plans show a portion of the property being given to the Town of Parma for use as a library/community center for the town.

Mr. Schultz reviewed with the audience that this project has proposed dedicated roads, sewers, public water, storm water retention facilities, and additional screening to be added along the south property line. Mr. Schultz stated that the main hedgerow along the south property line will remain intact and will not be disturbed.

Mr. Schultz reviewed with the audience and the Board that this proposed application currently has four parcels, if and when the Town Board approves the rezoning the four parcels will be merged into one and the remaining parcel will be 86 acres. Mr. Schultz then went on to review the stages of the proposed construction of the project if the rezoning is approved.

Chairman Ferguson stated that the conservation board has done on-site review and at this time they had no comments to offer. Chairman Ferguson also stated that at the last Planning Board meeting the members were given a copy of part one of the SEQR review form for review and comment. At this time none of the board members had any comments in regards to this.

Chairman Ferguson opened the public hearing.

NORTH PARMA STATION Continued:

Larry Gursslin, who resides at 165 West Ave. in the Village of Hilton, stated that he wanted to grade graduate the applicant on this proposed plan. He stated that he felt Unionville station was a great asset to the town of Parma as well as the village of Hilton.

He questioned the board as to the status of lead agency notices being sent out to all of the other agencies who would be qualified to accept lead agency for this application and if so is there a list. He also questioned if the village of Hilton was given notice as he has spoken with Michael Lissow in the village and Mr. Lissow has stated he has not seen the required notice.

Mr. Scibetta stated that the required notifications to all agencies that would be qualified to be lead agency under SEQR were sent out and today no responses have been received by the town.

Mr. Gursslin went on to state that he was in favor of the rezoning as it allows the senior citizens to shop locally, that unity has an asset value of \$13 million and he has reviewed a study that sets out there is a need for senior housing until the year of 2033.

Donna Curry who resides at 1083 Hilton Parma Rd. questioned whose responsibility it was to send out the notices.

A discussion followed on this and Mr. Scibetta stated that this is a coordinated review and all of the required notices were sent out with no response from any of the agencies.

Mrs. Curry asked the board if they will be giving time to answer questions from the audience in regard to part two of SEQR. Chairman Ferguson stated that they were not going to review part two at tonight's meeting that's the only decision to be made tonight as if the Planning Board will be accepting lead agency under SEQR for this application.

Mrs. Curry stated that as a citizen of the town of Parma and as a town official she was very disappointed that there was very little notice in regards to this public hearing.

Mrs. Curry then asked if the public would have a chance to see the questions in part two of the SEQR and if there was going to be more accessibility to the questions in part two.

Chairman Ferguson again stated that this public hearing was only for the board to determine if they would except lead agency for this project.

NORTH PARMA STATION Continued:

Mrs. Curry stated that there are questions in the SEQR form that pertain directly to this project and she feels that there are some concerns that need to be addressed at the time rezoning is considered.

A discussion followed and Chairman Ferguson stated that it was the sole responsibility of the Town Board to determine SEQR and the Planning Board's responsibility was to give a recommendation to the town board. Mrs. Curry stated that she disagrees with Chairman Ferguson's statement.

Larry Gurslin then asked if a traffic study would be done as part of SEQR. Mr. Schultz stated that a traffic study was part of the process and a discussion followed on the procedure of a traffic study on a project this large and when the traffic study is done.

Mr. Gurslin then asked if the board members had done their homework on SEQR. Chairman Ferguson again reiterated that they were only considering accepting lead agency at tonight's meeting not reviewing SEQR, that the board members would be taking into account part one but would not be reviewing part two. Chairman Ferguson then stated this is just the first step in a long process and the public will be fully aware of every step along the way.

Mr. Scibetta stated that there was a large amount of work that needs to be done on this application. That the applicant and the Planning Board are working together to get the project moving forward and that no one wants to see this application being approved without public comment and participation in the process.

There were no further comments and Chairman Ferguson closed the public hearing.

Motion to accept lead agency for this application for rezoning of property was made by Mike Reinschmidt and seconded by Bob Pelkey. Motion carried unanimously 5-0.

Dennis Scibetta then reviewed with the board the original request for merging the four properties into one tax account number was received by the board on June 2 of 2016. Mr. Scibetta reminded the board that they were holding off on approving those mergers because there are presently two single-family homes on two of the properties. Mr. Scibetta asked the board to consider granting the motion to merge the four properties into one tax account number conditioned upon the applicant receiving rezoning from NORTH PARMA STATION Continued:

the Town Board and if the Town Board rejects their application for rezoning the properties will revert back to the original parcel size at the time application was submitted for merging.

There being no further business, ***a motion was made by Mark Acker and seconded by Mike Reinschmidt to end the meeting at 7:28 pm. Motion carried unanimously 5-0.***

Respectfully submitted,

Maureen L. Werner

Maureen L. Werner,
Recording Secretary