

Town of Parma Planning Board  
September 7, 2017

Members present:

Chairman:  
Tod Ferguson

Exec. Secretary:  
Dennis Scibetta  
Bob Pelkey  
Mike Ingham  
Mark Acker

Members Absent:

Mike Reinschmidt

Public Present: Kris Schultz; Richard Young, Susan Rehner, Jack Barton, Steve Lamy, Michael Sciortino, Rick Francis, John Scirabba

Meeting called to order: 7 pm

**A motion was made by Bob Pelkey to approve the meeting minutes from July 17, 2017. The motion was seconded by Mike Ingham. Motion carried unanimously (3-0, Mike Ingham absent from 7/17/17 meeting, Mike Reinschmidt was absent from the meeting tonight).**

**A motion was made by Mike Ingham to approve the meeting minutes from August 3, 2017. The motion was seconded by Bob Pelkey. Motion carried unanimously (3-0, Mark Acker absent from 8/3/17 meeting, Mike Reinschmidt absent tonight).**

**A motion was made by Mark Acker was made to approve the meeting minutes from August 21, 2017. The motion was seconded by Mike Ingham. Motion carried unanimously (4-0, Mike Reinschmidt absent).**

## PUBLIC HEARING

Michael Sciortino Subdivision 2 lot 523  
Moul Road

Chairman Tod Ferguson read the Legal Notice.

Mr. Schultz presented revised plans to the Board showing Lot #1 a proposed single family home on 13.22 acres, and Lot #2 showing 37.9 acres not being approved for building. Mr. Schultz stated the property will be serviced by a private well and private septic system. Mr. Schultz stated that the plans have been revised per the Town Engineer's comments and the Monroe County Health Department is ready to sign once the preliminary approval has been granted. Mr. Schultz also stated that

the additional proposed buildings have been removed from the plans and if that the applicant has decided that if he wishes to build the proposed out buildings in the future, he will come back before the Board.

Chairman Tod Ferguson read the following comments: Town Engineer dated 8/9/17  
Monroe County Department of Planning and Development date 8/15/17  
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Chairman Tod Ferguson questioned the bump out on the driveway. Mr. Schultz stated that the driveway is being proposed wide enough for 2 cars to pass on the driveway.

Chairman Tod Ferguson questioned the regulated wetlands on the property. Mr. Schultz stated that they are being left alone, there will be no construction within the wetland or buffer zone, and there will be no impact on the wetlands.

Mr. Schultz also stated that the agricultural note had been added to the plans.

Chairman Tod Ferguson opened the Public Hearing.

There were no public comments.

Chairman Ferguson closed the Public Hearing.

The Board then reviewed SEQR for this site: Using information from Part 1, the Planning Board answered questions 1 - 11 on Part 2. The Board determined that the proposed site shall be listed as a Type 1 action under the SEQR requirements.

The Board then reviewed Part 2 of SEQR and determined that there would be no impact to the environmental resources evaluated in questions 1 - 11. These were all checked as "No or small impact may occur" on Part 2.

As a result the Planning Board has determined that significant adverse impacts are unlikely to occur and will not require preparation of an Environmental Impact Statement.

**A motion was made by Bob Pelkey and seconded by Mark Acker to grant a Negative Declaration to this application. Motion carried unanimously (4-0, Mike Reinschmidt absent).**

A motion was made by Mark Acker and seconded by Mike Ingham to grant preliminary approval to this application. Motion carried unanimously (4-0, Mike Reinschmidt absent).

Chairman Ferguson read the Legal Notice.

Mr. Schultz presented to the Board plans for a single family home located on Lot 201.

Chairman Ferguson read the following comments:

Town Engineer letter dated 8/9/17

Monroe County Planning and Development letter date 8/24/17.

Mr. Schultz stated the plans presented addressed the comments of the Town Engineer. Mr. Schultz reviewed with the Board that these plans reduced the original approved subdivision

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plans from several lots to 1 lot. He also pointed out that the accessory structure has been moved back to behind the proposed homes, section 1 road, pond and improvements are waiting to be dedicated. The driveway will be off of the current hammerhead and will be designed per the Town's Highway Superintendents requests, the property will be serviced by public water and a private septic, and no construction will be done in the wetlands area.

Mr. Schultz stated that a SEQR was already completed when the original subdivision with several lots was approved and that this proposed lot has less impact and is only for 1 (one) home.

A discussion followed in regards to doing SEQR again, and it was decided that these proposed plans have less impact than the originally proposed subdivision, there was no need to repeat as Negative Declaration had already been issued.

Dennis Scibetta asked how far it was to the closest hydrant?

Mr. Schultz pointed out on the map where the nearest hydrant was and the distance.

Chairman Ferguson opened the public hearing.

There were no public comments.

Chairman Ferguson closed the public hearing.

Mark Acker asked if the proposed storage buildings meet the Town requirements?

Mr. Schultz stated that it did and explained that the proposed building was moved to meet zoning requirements.

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

<u>James Smith Subdivision</u>	<u>1 lot</u>	<u>475</u>
<u>Moul Road</u>		

Chairman Ferguson read the Legal Notice.

Kris Schultz presented to the Board the revised plans for this single lot, single family home. Mr. Schultz stated that this home will be serviced by private septic and private well.

A discussion followed as to the possible future public water district.

Mr. Schultz that the plans presented represented the Town Engineers comments and that he had placed the Agriculture comment on the plans.

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Chairman Ferguson read the following letters:

Town Engineers letter dated 8/9/17

Monroe County Planning and Development dated 8/24/17

Chairman Ferguson opened the Public Hearing.

There were no public comments.

Chairman Ferguson closed the Public Hearing.

Mark Acker asked if there was electric to the existing building.

Mr. Schultz stated that there was and they were planning to extend that electric service to the home.

A discussion followed on the existing private water line that runs through this property and why the property will not be hooking up to said private water line. Bob Pelkey asked if the existing private water line functioned as fire protection to

the other homes.

Mr. Schultz stated it does not.

A lengthy discussion was held in regards to the large interest in putting in a public water district for existing and future homes.

The Board then reviewed SEQR for this site: Using information from Part 1, the Planning Board answered questions 1 - 11 on Part 2. The Board determined that the proposed site shall be listed as an unlisted action under the SEQR requirements.

The Board then reviewed Part 2 of SEQR and determined that there would be no impact to the environmental resources evaluated in questions 1 - 11. These were all checked as "No or small impact may occur" on Part 2.

As a result the Planning Board has determined that significant adverse impacts are unlikely to occur and will not require preparation of an Environmental Impact Statement.

**A motion was made by Bob Pelkey and seconded by Mike Ingham to grant a Negative Declaration to this application. Motion carried unanimously (4-0, Mike Reinschmidt absent).**

Dennis Scibetta asked Mr. Schultz to note the granted variance and size of the existing building on the plans.

Mr. Schultz stated he would do so.

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

## **NEW BUSINESS**

Site Plan - Conceptual  
Peck Road

466

John Scirabba was present for this application. Mr. Scirabba stated that his client is in the process of purchasing the property which is 39 acres in size. The property has been perked and private ingrown system will be required, the proposed home is 1300 feet off of the road with a proposed in-law suite and has a 5000 square foot proposed accessory structure. Mr. Scirabba then reviewed the current drainage of

the site, stating that Peck Road drains to the site and then north. They will be improving upon the drainage ditch with these plans.

Mr. Scirabba stated that the home will be serviced by public water. Mr. Scirabba stated that the proposed driveway has 2 bypass lanes and a turnaround that will need to be approved by the Fire Department/Fire Marshall.

Chairman Ferguson asked if there were any wetlands on the property?

Mr. Scirabba stated that there was a small area, but that there would be no construction in the wetlands or in the buffer zone. The front portion of the property is going to be remained to be farmed.

Mike Ingham questioned if the swale was going to be cleaned and maintained if any ponds were going to be proposed for the property?

Mr. Scirabba stated that there would be a proposed swale but no ponds proposed.

A discussion followed on the drainage of the site.

Chairman Ferguson stated that there were a lot of improvements being done on the property and that there may need to be a storm water management plan.

Chairman Ferguson asked Mr. Scirabba to please label the size of the barn.

A discussion followed on the zoning and current regulations setting out the allowed size of an accessory building for this property and the need to get a variance from the Zoning Board of Appeals if the applicant wishes to construct a larger size.

Dennis Scibetta stated that if the applicant wishes to keep the accessory structure as set out on the plans, they will need to go to Zoning Board of Appeals for a variance for a building in the front yard. A discussion followed on this.

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Mr. Scirabba stated that there is a potential to subdivide in the future.

Dennis Scibetta stated that the applicant is looking at placing sprinklers in the home because of the distance from the road for the proposed home.

A discussion followed on the updates plans for the proposed culvert in the driveway.

Dennis Scibetta asked if the property was currently being farmed?

Mr. Scirabba stated that there was nothing being farmed at this time. He stated that the applicants are currently applying for a temporary driveway to provided access to the site.

Mike Ingham stated that this property is the agricultural conservative zone and he personally has problem with all of the agricultural land being gobbled up for homes, and he just wanted that noted in the minutes.

Mr. Scirabba stated that he will supply the Ag data to the town and put the agricultural note on the plans.

The Board agreed conceptually with the plans and agreed that this applicant could sent them out to referral agents for comments and concerns.

Commercial Site Plan 240 Collamer Road

Mr. Lamy stated that the property is zoned light industrial. He stated that he presently has a 26 foot x 36 foot detached 2 car garage and is looking to place a 20 foot x 30 foot storage building adjacent to the existing building just to the east.

Dennis Scibetta brought up the aerial view of the property for the Board to review.

Chairman Ferguson asked what the zoning allows for size of an accessory building on this site?

Dennis Scibetta stated that the applicant would need to go to the Zoning Board of Appeals for a variance.

The applicant stated that the new building would be 12 feet in height, while the existing building is 9 feet in height.

Chairman Ferguson and Mr. Scibetta reviewed with the applicant the procedure for being placed on the Zoning Board of Appeals agenda for review and possible approval.

## 117 Moul Road

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Mr. Young and his wife were present to discuss with the Board concerns about the property at 117 Moul Road which is adjacent to their property at 123 Moul Road.

Dennis Scibetta stated that 117 Moul Road was originally approved in 2013.

Mr. Young stated that the drainage moves east to west and the proposed drainage at 117 Moul Road moves east to west and then into a Pond on their property and across their front yard.

Mr. Young stated that he did not own the property at 123 Moul Road when the Board originally approved the site plan for 117 Moul Road.

A discussion was held in regards to the plans calling for a some discharge from the proposed home being discharged into their pond.

Mr. Young stated that the engineer stated at the original meeting for approval at 117 Moul Road that he had asked the neighbor for permission which was granted. Mr. Young also stated that the plans show a storm drain and sump run into a swale running along the property line.

Dennis Scibetta stated that the swale as proposed on the plan brings the water from the back of the property to the front road.

Mr. Young stated that the swale runs to their pond.

Dennis Scibetta stated that the plans had been forwarded to the Town Engineer for further review and to give the Building Department direction if the swale is actually going against the natural drainage current of the property.

Mr. Young stated that there was an urgency, as the owners of 117 Moul Road are currently starting to build.

Dennis Scibetta stated that there is no building permit and that they are only grading the property at this time per the site plan.

Mr. Young stated that a driveway has been put in.

Dennis Scibetta stated then stated that no driveway permit has been issued.

Mr. Young stated that piles of dirt have been added.



A discussion followed as to what actually was doing on at the property, what permits have been issued, and what stage building was in.

The Youngs restated that their general concern is that there is so much water, and that additional water will be added to their pond and front yard, causing their home to be flooded.

Dennis Scibetta stated that no more water than is currently there can be diverted to their property with the new construction.

Ms. Rehner asked the some of the symbols were on the plans?

Chairman Ferguson stated that they were silt fences.

Mrs. Young asked if those silt fences should be in place presently with the grating going on?

Dennis Scibetta stated that he will look into this and require the applicants to place the silt fence on the property if it is required at this time.

The Board reviewed the minutes for this originally approved subdivision dated 11/7/13. A lengthy discussion followed as to the Youngs concerns regarding the water.

Bryce Barn split and merge  
Huffer Road

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Dennis Scibetta stated that the plans were originally signed 12/1/15, that the plans had not been filed in the Monroe County Clerks Office. Since 6 months have passed the County requires that the plans be signed again.

**A motion was made by Bob Pelkey and seconded by Mike Ingham to resign the plans as submitted. Motion carried unanimously (4-0, Mike Reinschmidt absent).**

There being no further business to discuss, **a motion was made by Bob Pelkey and seconded by Mike Ingham to end the meeting at 8:20 pm. (Motion carried unanimously 4-0, Mike Reinschmidt absent)**

Respectfully submitted,

Maureen Werner for  
Diane Brisson,  
Recording Secretary

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