

Parma Town Board meeting held on Tuesday, October 21, 2014 at the
Parma Town Hall, 1300 Hilton Parma Corners Road, Hilton, New York.

ATTENDANCE

Supervisor	James Smith
Councilperson	Gary Comardo
Councilperson	James Roose
Councilperson	Tina Brown
Councilperson	Kyle Mullen
Director of Parks and Recreation	Tom Venniro
Building and Development Coordinator	Dennis Scibetta
Absent	Highway Supt. Brian Speer

OTHERS IN ATTENDANCE

Dave Tresohlavy, David Matt, Helen Ives, Michael Weldon, Lon Jacobs, Cerina Vargas, Amanda Maier, Gidget Olsen, Crystal Giuliano, Russell Perna, Carol Kluth, Alexis Martinez, Chris Tran, Jim Miller, Nick Layton and other members of the public.

CALL TO ORDER

Supervisor Smith called the meeting to order at 7:05 p.m. and led those present in the Pledge of Allegiance to the Flag, followed by a moment of silence. Emergency exit procedures were noted.

MINUTES – OCTOBER 7, 2014

RESOLUTION NO. 236-2014 Motion by Councilperson Roose, seconded by Councilperson Brown, to accept the October 7, 2014 Town Board meeting minutes.

Motion carried: Aye 5 Nay 0

PAGE DEDICATION – IN MEMORY OF STEPHEN FOWLER

Supervisor Smith expressed the following thoughts in memory of Stephen Fowler, former Recreation Director for the Town, who passed away on October 11, 2014. He commented that many people often give him credit for knowing a lot of the history, because of the long history of the Smith family in Parma and "...with that said, maybe someone worked harder on behalf of the residents of this Town than Steve Fowler. Maybe somebody worked harder and smarter to make life better in this Town than Steve Fowler. It is possible someone cared more for this Town than Steve Fowler but I can't imagine there was anyone who did all three of those things as well as Steve Fowler did." For these reasons, Supervisor Smith made the following resolution.

RESOLUTION NO. 237-2014 Motion by Supervisor Smith, seconded by Councilperson Comardo, to dedicate a blank page as part of this meeting's minutes in memory of Stephen Fowler.

Motion carried: Aye 5 Nay 0

TOWN CLERK REPORT

The Town Clerk had nothing specific to report.

HIGHWAY DEPARTMENT REPORT

Supt. Speer was not in attendance. Supervisor Smith noted the Board will be addressing the purchase of a new pickup truck for that department later in the meeting.

BUILDING DEPARTMENT REPORT

Mr. Scibetta reported there are twenty one confirmed individuals who would like to attend the introductory course for GIS. It will likely be scheduled for a Tuesday in early November and they will be looking at getting the Ingham Room in the Community Center.

PARKS AND RECREATION DEPARTMENT REPORT

Mr. Venniro reported the events for Mr. Fowler were a wonderful tribute to him. Mr. Venniro expressed his gratitude for all the assistance Steve provided as he transitioned into his new job.

Make a Difference Day is Saturday, October 25th. There will be a food drive and electronic recycling. The Recreation Department will be offering pick up of electronics for senior citizens who are unable to bring them to the drop site. They are also sponsoring a used sporting goods drive. Lightly used sporting equipment is being collected to be shared with anyone in the community that may need it.

Mr. Venniro reported he attended the National Recreation and Parks Association Conference in Charlotte, North Carolina last week. He expressed that the educational sessions which are second to no other and he is excited to share some of the ideas he brought back with the Board.

The Monroe County Cross Country meet will be at the Town Hall Park this Saturday. A large attendance is expected. Twenty three schools will be represented. They will be providing traffic control at both ends of the park.

As an update to the Kubota purchase, he reported they are not ready to make a decision to move forward. A second comparable quote has been obtained from another vendor for a John Deere vehicle. The quotes are comparable. The attachments which are not part of the state bid will have to be reviewed separately.

Cemetery mowing continued last week for those that needed attention with the exception of the cemetery on Clarkson Parma Town Line Road. They will be compiling a report so they can analyze the amount of time and the number of cuts each cemetery received. Councilperson Mullen noted the Highway Department moved boulders and the Park Departments brought dirt to the Dunbar Road Cemetery to fix the area.

Mr. Venniro reported Park employee, Joe Petricone, was part of a pheasant release which took place at the Braddock's Bay Fish and Wildlife Management area off Bennett Road. There was a nice article about it in Sunday's Democrat and Chronicle.

PUBLIC FORUM

Supervisor Smith opened the public forum and asked if there was any citizen present who would like to address the Town Board. There was no response.

BUSINESS ITEMS

2015 PRELIMINARY BUDGET

Supervisor Smith explained the Preliminary Budget establishes and fixes the tax rates for the Town. Once approved it will be possible to move money from one budget line to another or lower the tax rate; but it will not be possible to increase the tax rate. This budget stays under the New York State Tax Cap for 2015 and uses some of the carryover for being under the Tax Cap in 2014 and stays within the State guidelines. The following are specific items noted: as could be expected health insurance was one of the greatest increases; retirement contributions will decrease due to a drop in the pension rate; we will be compliant with the State’s audit recommendations from a couple of years ago; and as opposed to buying a significant amount of our highway equipment out of surplus funds there is about \$100,000 in this budget to purchase or lease-to-purchase two large pieces of highway equipment.

RESOLUTION TO APPROVE THE 2015 PRELIMINARY BUDGET

RESOLUTION NO. 238-2014 Motion by Councilperson Comardo, seconded by Councilperson Brown, to approve the 2015 Preliminary Budget as presented.

Motion carried: Aye 5 Nay 0

SET PUBLIC HEARING DATE FOR 2015 BUDGET

RESOLUTION NO. 239-2014 Motion by Supervisor Smith, seconded by Councilperson Roose, to set a public hearing date for the 2015 Preliminary Budget on November 5, 2014 at 7:30 p.m. at the Parma Town Hall.

Motion carried: Aye 5 Nay 0

BUDGET TRANSFERS

BUDGT TRANSFERS

Oct-14

FROM			TO			REQUESTED
ACCT #	DESCRIPTION	AMT.	ACCT #	DESCRIPTION	AMT.	
AOO570731049642	TEEN TRIPS EXPENSE	1,900.00	AOO570714049101	PLAYGROUND YOUTH	1,900.00	VENNIRO
AOO570731549203	SPECIAL EVENTS	1,300.00	AOO570731549203	TBALL EXPENSE	1,300.00	VENNIRO
AOO5707315490132	BASEBALL TEAM EXPENS	1,000.00	AOO570702041100	BROCHURES	1,000.00	VENNIRO
AOO570731049942	ART CAMP EXPENSE	2,000.00	AOO570714049101	PLAYGROUND YOUTH	2,000.00	VENNIRO
		6,200.00			6,200.00	

RESOLUTION NO. 240-2014 Motion by Supervisor Smith, seconded by Councilperson Mullen, to approve the budget transfers as presented.

Motion carried: Aye 5 Nay 0

MISCELLANEOUS BUSINESS ITEMS

Supervisor Smith reported over the course of the summer it was identified that one of the two condenser coils for the air conditioning system was leaking and required frequent charges of refrigerant. Fortunately, this past summer was not terribly hot. He proposed replacing both of the coils.

TOWN HALL CONDENSER COIL REPLACEMENT PROPOSED FUNDING

RESOLUTION NO. 241-2014 Motion by Councilperson Mullen, seconded by Councilperson
Roose,

WHEREAS, the Parma Town Hall Refrigeration Chiller has one leaking condenser coil and is in need of replacement; and,

WHEREAS, the Town Board has determined it would be beneficial to the Town to replace both condenser coils and has researched grant opportunities to fund this project; and,

WHEREAS, the Town of Parma estimates the cost of replacement to be Twenty Thousand Dollars (\$20,000); and

WHEREAS, the Town of Parma identifies this project as a Type II action under SEQR and no further review is needed; and,

WHEREAS, the Town of Parma has entered into an agreement with the Dormitory Authority State of New York (DASNY) to receive funding in the amount of Eighty Thousand dollars (\$80,000) through a State and Municipal Facilities Program ("SAM") grant and will use a portion of this grant to pay for this; and,

WHEREAS, the Town of Parma will be responsible for the remaining portion of the project in equity and or in kind services; now

THEREFORE BE IS RESOLVED, that the Parma Town Board wishes to receive a State and Municipal Facilities Program ("SAM") grant for the replacement and removal of the existing Town Hall Condenser Coils, Project ID# 6187 and authorizes the Supervisor to complete the necessary paperwork and enter into the agreement so that the Town of Parma may complete this project.

Motion carried: Aye 5 Nay 0

AUTHORIZATION FOR BID

REPLACEMENT OF CONDENSER COILS AT PARMA TOWN HALL

RESOLUTION NO. 242-2014 Motion by Councilperson Brown, seconded by Councilperson Comardo, to authorize the Town Clerk to advertise for sealed bids for the replacement and removal of the existing coil at the Parma Town Hall, with sealed bids to be accepted until 10:45 a.m. on Tuesday, November 4, 2014, at which time they will be opened and read out loud. Bid specifications will be available from the Town Clerk. The Town Board reserves the right to reject any and all bids.

Motion carried: Aye 5 Nay 0

LIAISON REPORTS

**Councilperson Brown reported the Planning Board gave final approval for Wilder Estates Section VII; final approval on the commercial site plan for 1235 Hilton Parma Corners Road; tabled action on the property merge/split for 9 and 11 Ampor Beach; and approved the updated final approval for 5780 Ridge Road West.

**Councilperson Comardo noted the Parks department has already been discussed. The Farmland and Open Space Committee met last week and discussed the 2015 project for the possibility of acquiring more farmland. A letter has been drafted to go out to the farmers who might be interested to let them know what is coming up and how to be kept in the loop as information becomes available. They will be looking at an article in the Suburban News and updating the website. They would like the Town to do a press release on this topic. It was agreed this would be a good means to keep the public informed and a press release should be done. Work continues on the Hojack Trail Project. A grant has been received to do a feasibility study. The study is expected to take fifteen months. During the meeting they also discussed adding that we are a right to farm community to the existing entry signs to the Town. There was discussion on implementation in that not all of the roads belong to the Town. There will need to be follow up on this.

**Councilperson Roose reported there was a Special Police meeting last week. The group has started to draft the orders for what the group will do. He indicated it would be for traffic control and a few miscellaneous things. The Recreation Commission meets tomorrow but he has a conflict with the Braddock Bay Restoration meeting at the Town of Greece.

**Councilperson Mullen reported the Zoning Board met last week. An area variance request was withdrawn as the owners were able to purchase additional land making the request no longer needed. The request by the owners of Braemar for a special permit to allow a golf course in a rural residential area was approved. Prior to this they had been grandfathered in as a pre-existing nonconforming condition. Because they want to make changes requiring building permits a current special permit is needed. This will now pave the way to allow them to make modifications. The genesis of this is that cars from an area dealership were stored on the property in the off season last winter. After consulting with the Department of Motor Vehicles and further research, the storing of these unlicensed and unregistered vehicles is against the code unless the property is properly zoned. In another matter before that Board, a special permit application for a property owner to have eight dogs was approved with strict parameters that must be met.

**Supervisor Smith reported he has asked the Library to get the specification on the heating equipment at the Library. We will be looking at what we can do proactively to replace. He reported the installation of the new boiler system at the Town Hall is almost complete. He is very hopeful that the energy costs will be almost cut in half. We will also be looking at the VFW Hall boiler with the hopes of getting similar savings energy as long as it is within our operating budget to do so.

Supervisor Smith referenced a recent article in the Suburban News about the Hamlin Dog (Kennel) Animal Shelter. He noted they have a fantastic record for placing animals in new homes that are taken there. Parma was part of the project and pays them a monthly stipend to cover any dogs we take there.

**PUBLIC HEARING TO REZONE PORTIONS OF
1855, 1875, and 1895 NORTH UNION STREET**

Supervisor Smith noted legal notes were published in the North and South Editions of the Suburban News on October 5th and October 12, 2014 and posted on the Town Hall bulletin board and website. The final copy will be incorporated with the minutes. (*See Schedule A at end of the minutes.*) Notices were mailed to property owners within five hundred feet of the proposed rezoning and proof of notification has been received. A notification sign for the public hearing was posted on the property as required. Mr. Scibetta reported the Planning Board has approved the changes to the lot lines and agree with the rezoning request. Supervisor Smith reviewed the response received from Monroe County Planning and Development. (*See Schedule B at end of minutes*)

Supervisor Smith asked if there was anyone who had any comments or concerns related to this request.

James Miller indicated that he did not receive a notice but thought that he might be within the five hundred feet radius. It was confirmed that he was not within the five hundred foot radius. Mr. Miller wanted to know what was being proposed. Supervisor Smith explained that the applicant has purchased the property immediately to the south of 1875 (1895 North Union Street) and a portion of 1855 also to the south has been merged into 1875. A new driveway will go in for 1855 (to the north) providing direct access from North Union Street for the house at the back of 1855. They are separating two “pie” shaped portions of 1875 and merging them into 1855 so the lines for the party house are squared off. The second house on 1855 will become its own parcel. The rezoning request assigns the proper zoning to the new boundaries for each parcel.

There was no one else who wished to comment and the public hearing was closed at 7:50 p.m.

This action has been previously acknowledged as an unlisted action under SEQR. Supervisor Smith went through Part I of the Short Environmental Assessment Form. It was noted for question 12a the reference made in the Monroe County Planning and Development Review Referral regarding the Maple Grove, Clark Family Homestead; that this building is not on the State or National Register of Historic Places. Upon completion of the Part I review, the Town Board proceeded to answer the questions to Part II. Based on the information and analysis just done, it was felt the proposed action will not result in any significant adverse environmental impact. (*See Schedule C for a copy of the Short Environment Review Form*).

SEQR DETERMINATION

REQUEST TO REZONE PORTIONS OF 1855, 1875 and 1895 NORTH UNION STREET

RESOLUTION NO. 243-2014 Motion by Supervisor Smith, seconded by Councilperson Comardo, that after reviewing the Short Environmental Assessment Form and other relevant information for the request to rezone a southerly and easterly portion of 1855 from General Commercial to Medium Density Residential; all of 1895 from Medium Density Residential to General Commercial; a south westerly portion of 1875 from Medium Density Residential to General Commercial; the Town Board of the Town of Parma determines that the proposed rezoning will have no significant adverse impact on the area and therefore the Town Board issues a negative declaration.

Motion carried: Aye 5 Nay 0

RESOLUTION TO REZONE PORTIONS OF 1855, 1875 and 1895 NORTH UNION STREET

RESOLUTION NO. 244-2014 Motion by Supervisor Smith, seconded by Councilperson Brown, to approve the rezoning of a southerly and easterly portion of 1855 from General Commercial to Medium Density Residential; all of 1895 from Medium Density Residential to General Commercial; and a south westerly portion of 1875 from Medium Density Residential to General Commercial.

Motion carried: Aye 5 Nay 0

MISCELLANEOUS BUSINESS ITEMS - CONTINUED

AUTHORIZATION TO PURCHASE HIGHWAY PICK UP TRUCK

Supervisor Smith noted per paperwork he was able to get the Chautauqua County contract reserves the right to extend the bid to other municipalities using the State's "piggyback" option and Van Bortel Ford is a vendor under their contract for the pickup truck we are looking to purchase. The Town of Parma's procurement policy allows the Town to purchase off another municipal contract and does not specify a specific contract. Supervisor Smith noted we have a full copy of the Chautauqua County bid contract and copy will be forwarded to the Town Clerk to put in the record. He requested the Notice to Bidders and the Vehicle Purchase Proposal be published. Councilperson Mullen noted he spoke with Supt. Speer and the truck is on hold at Van Bortel.

RESOLUTION NO. 245 -2014 Motion by Councilperson Mullen, seconded by Councilperson Comardo, to authorize the purchase of a 2014 Ford F-150 from VanBortel Ford through use of the Chautauqua County bid in the amount of \$25,331.25 as provided by in the Town of Parma procurement policy allowing the Town to use multiple municipality bids for the purchase of equipment and that Chautauqua County has provided documentation that they allow other municipalities to purchase off of their bid specifications.

Motion carried: Aye 5 Nay 0

AUTHORIZATION WAIVE APPLICATION FEES FOR SIGNAGE ON HISTORICAL MUSEUM

Councilperson Mullen reported the Historian's office would like to affix letters to the side of the building, similar in size as those on the front of the Town Hall, identifying the building as the Parma Museum. This area is currently zoned Rural Residential and as such any request for variance must be heard before the Zoning Board of Appeals and will be a ministerial action.

RESOLUTION NO. 246 -2014 Motion by Councilperson Mullen, seconded by Supervisor Smith, to waive any associated permit application fees or Zoning Board of Appeal fees associated with the Town Historian/Parma Hilton Historical Society request to place a lettered sign on the west face of the Historian Building (museum) at 1294 Hilton Parma Corners Road in accordance with Chapter 165, Article XIV, Sign Regulations.

Motion carried: Aye 5 Nay 0

AUTHORIZATION TO WAIVE VFW HALL USE FEE

Supervisor Smith reported the fee for use of the VFW Lodge was waived for the Fowler family last week. The Clerk reported the VFW was informed that the Town was using the building that day. He felt we should offer to reimburse the VFW for their portion of the fee. He will contact the VFW to extend the offer. The Town Board was in agreement.

RESOLUTION NO. 247-2014 Motion by Supervisor Smith, seconded by Councilperson Mullen, to authorize payment of the VFW portion of fee for use of the VFW Hall on October 13, 2014 where not fee was collected.

Motion carried: Aye 5 Nay 0

WARRANT

RESOLUTION NO. 248-2014 Motion by Councilperson Brown, seconded by Councilperson Comardo, to approve payment of AOO General Fund bills, in the amount of \$78,630.55.

Motion carried: Aye 5 Nay 0

RESOLUTION NO. 249-2014 Motion by Councilperson Comardo, seconded by Councilperson Roose, to approve payment of BOO Part Town Fund bills, in the amount of \$10,897.73.

Motion carried: Aye 5 Nay 0

RESOLUTION NO. 250-2014 Motion by Councilperson Roose, seconded by Councilperson Mullen, to approve payment of DAO Highway, Townwide Fund bills, in the amount of \$1,507.35.

Motion carried: Aye 5 Nay 0

RESOLUTION NO. 251-2014 Motion by Councilperson Mullen, seconded by Councilperson Brown, to approve payment of DBO Highway, Part Town Fund bills, in the amount of \$135,266.42.

Motion carried: Aye 5 Nay 0

RESOLUTION NO. 252-2014 Motion by Councilperson Brown, seconded by Councilperson Comardo, to approve payment of HHO Salt Shed Fund bills, in the amount of \$6,000.00.

Motion carried: Aye 5 Nay 0

RESOLUTION NO. 253-2014 Motion by Councilperson Comardo, seconded by Councilperson Roose, to approve payment of SDO Townwide Drainage Fund bills, in the amount of \$7,742.33.

Motion carried: Aye 5 Nay 0

RESOLUTION NO. 254-2014 Motion by Councilperson Brown, seconded by Councilperson Comardo, to approve payment of TAO Trust & Agency Fund bills, in the amount of \$9,408.72.

Motion carried: Aye 5 Nay 0

The total to be paid is \$249,453.10.

There being no further business before the Town Board, Councilperson Mullen made a motion, seconded by Councilperson Comardo at 8:15 p.m., and all were in favor.

Respectfully submitted,

Donna K. Curry
Parma Town Clerk

Schedule A
Town of Parma Legal Notice
Public Hearing
Request to Rezone 1855, 1875, 1895 North Union Street
Revised Description

Please take notice that the Town of Parma will hold a Public Hearing on October 21, 2014 at 7:30 p.m. at the Parma Town Hall, 1300 Hilton Parma Corners Road, Hilton, New York for the Parma Town Board to consider the request to rezone a southerly and easterly portion of 1855 from General Commercial to Medium Density Residential; all of 1895 from Medium Density Residential to General Commercial; a south westerly portion of 1875 from Medium Density Residential to General Commercial. The resulting proposed areas of General Commercial would be:

All that tract or parcel of land situate in part of Town Lot 31, Gore Tract, Township 4, Range 1, Mill Seat Tract of the Phelps and Gorham Purchase, Town of Parma, County of Monroe, State of New York and more particularly described as follows:

Commencing at a point on the west right-of-way of North Union Street, said point being the southeast corner of 1895 North Union Street and being lands now or formerly of Stanley T and Jean Zamiara, conveyed in liber 7150 of deeds, page 182, thence;

1. Westerly along the south line of said Zamiara on a bearing of N 89°55'09" W, a distance of 268.99 feet to a point, thence;
2. Northerly along the west line of said Zamiara on a bearing of N 01°46'51" E, a distance of 46.07 feet to a point, thence;
3. Westerly on a bearing of N 89°55'09" W, a distance of 420.35 feet to a point, thence;
4. Northerly on a bearing of N 00°04'51" E, a distance of 594.11 feet to a point, thence;
5. Easterly on a bearing of N 87°18'39" E, a distance of 708.81 feet to a point on the west right-of-way of North Union Street, thence;

6. Southerly along the west right-of-way of North Union Street on a bearing of S 01°46'51" W, a distance of 674.71 feet, to the point and place of beginning, containing 10.084 acres of land, more or less.

The resulting proposed areas of Medium Density Residential would be:

All that tract or parcel of land situate in part of Town Lot 31, Gore Tract, Township 4, Range 1, Mill Seat Tract of the Phelps and Gorham Purchase, Town of Parma, County of Monroe, State of New York and more particularly described as follows:

Commencing at a point on the west right-of-way of North Union Street, said point being the southeast corner of 1895 North Union Street and being lands now or formerly of Stanley T and Jean Zamiara, conveyed in liber 7150 of deeds, page 182, thence; Westerly along the south line of said Zamiara on a bearing of N 89°55'09" W, a distance of 268.99 feet to a point, thence; Northerly along the west line of said Zamiara on a bearing of N 01°46'51" E, a distance of 46.07 feet to a point, thence; Westerly on a bearing of N 89°55'09" W, a distance of 420.35 feet to a point, said point being the true point and place of beginning, thence;

1. Continuing westerly on a bearing of N 89°55'09" W, a distance of 395.57 feet to a point, thence;
2. Northerly on a bearing of N 01°20'08" E, a distance of 381.01 feet to a point, thence;
3. Continuing northerly on a bearing of N 01°46'35" E, a distance of 421.39 feet to a point, thence;
4. Continuing northerly on a bearing of N 01°24'31" E, a distance of 213.67 feet to a point, thence;
5. Easterly on a bearing of N 84°12'47" E, a distance of 1098.37 feet to a point on the west right-of-way of North Union Street, thence;
6. Southerly along the west right-of-way of North Union Street on a bearing of S 01°46'51" W, a distance of 499.89 feet, thence;
7. Westerly on a bearing of S 87°18'39" W, a distance of 708.81 feet to a point, thence;
8. Southerly on a bearing of S 00°04'51" W, a distance of 594.11 feet to a point, said point being the point and place of beginning, containing 16.962 acres of land, more or less.

Dated: October 7, 2014

Donna K. Curry

Parma Town Clerk



Department of Planning and Development

Monroe County, New York

Maggie Brooks
County Executive

Judy A. Seil
Director

To: Town of Parma Town Board
From: Renee Casler, Planner II
Date: October 16, 2014
Subject: Rezone 27.05 acres from Medium Density Residential and General Commercial to General Commercial Medium Density Residential
1855, 1875, 1895 North Union Street
MCDP&D Response to Development Review Referral (PM14-14Z)

Review Authority and Response:

General Municipal Law: Section 239-m (Zoning)
 Approval Modification Disapproval Comment No Comment

Section 239-n (Subdivision)
 Approval Modification Disapproval Comment No Comment

County Charter: Section C5-4.A (Airport)
 Approval Approval with Conditions Disapproval

Section C5-4.C (Advisory Review)
 Approval Modification Disapproval Comment No Comment

Referred to the Development Review Committee (DRC) (If yes, DRC Project Review Report attached):

Yes No

MCDP&D Comments:

The rezoning of parcels needs to be consistent with the Town Parma's Comprehensive Plan. In the case of a rezoning the Town Board should develop a clear written record describing how the rezoning will promote the goals and objectives of the comprehensive plan.

The following is a list of the historical and environmental features that are located on the site. These features should be taken into consideration when determining if the proposed rezoning of this land should be approved. The Board should consider how these features may be impacted by the proposed use and density.

- According to the National Wetland Inventory (NWI) maps prepared by the United States Department of Interior, this site appears to contain a portion of a federal wetland that is classified as PFO1E. Army Corps

- The Maple Grove, Clark Family Homestead is designated as a Local Designation historic site. It is located at 1875 Hilton-Spencerport Road. Care should be exercised to ensure that this local historic resource is not adversely impacted by this rezoning.

If you have any questions regarding this review, please contact me at (585) 753-2026 or rcasler@monroecounty.gov.

Attachment

xc: Steven V Metivier, Army Corps of Engineers
Development Review Committee
Schultz Associates
Jean, John and Mary Zamiara

PROJECT REVIEW REPORT
Monroe County Development Review Committee

October 16, 2014

Subject: Attachment to File PM14-14Z

The Monroe County Development Review Committee (DRC) has reviewed the subject application and has identified the following points that require appropriate action PRIOR TO SUBMISSION OF FINAL PLANS FOR APPROVAL.

(NOTE: The letter in parentheses following each comment identifies the DRC member listed at the bottom of the page making the comment. Questions should be addressed to the appropriate DRC agency.)

1. The proposed project is a subdivision of land that does NOT require approval by the Monroe County Department of Public Health. However if the plan is to be filed in the Monroe County Clerk's Office, Health Department sign off will be required. Existing and proposed utilities will need to be shown on the plans to ensure all lots have their own access to sanitary facilities and drinking water. (A)
2. If the map for this project is going to be filed in the County Clerk's office, monumentation must be checked by the Monroe County Department of Transportation Survey Office. If a County or State monument will be affected by the project, the engineer must call the Monroe County Department of Environmental Services Survey Office at 753-7530. (B)
3. This project was not sent to the following agencies for review. Applicants should verify with these agencies that they do not have jurisdictional requirements for this project. (C, D)

(A) - Monroe County Department of Health, John Frazer, 753-5476

(B) - Monroe County Department of Transportation, Thomas Cesario, 753-7711

(C) - New York State Department of Environmental Conservation, Division of Environmental Permits, 226-5400

(D) - New York State Department of Transportation, David Goehring, 272-3300

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: REZONING OF THE PLANTATION SUBDIVISION			
Project Location (describe, and attach a location map): 1855, 1875 & 1895 NORTH UNION STREET, TOWN OF PARMA. APPROXIMATELY 1019' SOUTH OF RIDGE ROAD WEST			
Brief Description of Proposed Action: ADJUST THE ZONING BOUNDARY LINES OF THE MEDIUM DENSITY RESIDENTIAL AND GENERAL COMMERCIAL TO MATCH THE PROPERTY LINES OF THE SUBDIVISION			
Name of Applicant or Sponsor: DAVID MATT for SCHULTZ ASSOCIATES, P.C. - (SPONSOR)		Telephone: 585-349-3750	
		E-Mail: DMATT@SCHULTZPC.COM	
Address: PO BOX 89			
City/PO: SPENCERPORT		State: NY	Zip Code: 14559
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: REZONING APPROVAL FROM THE PARMA TOWN BOARD			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 27.05 acres	
b. Total acreage to be physically disturbed?		_____ 0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 28.28 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban). <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ EXISTING	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ EXISTING	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: FEDERAL WETLANDS LOCATED SOUTH OF THE PROPERTY, NO CONSTRUCTION PROPOSED	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>DAVID MATT for SCHULTZ ASSOCIATES</u>	Date: <u>8/28/14</u>	
Signature: <u></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

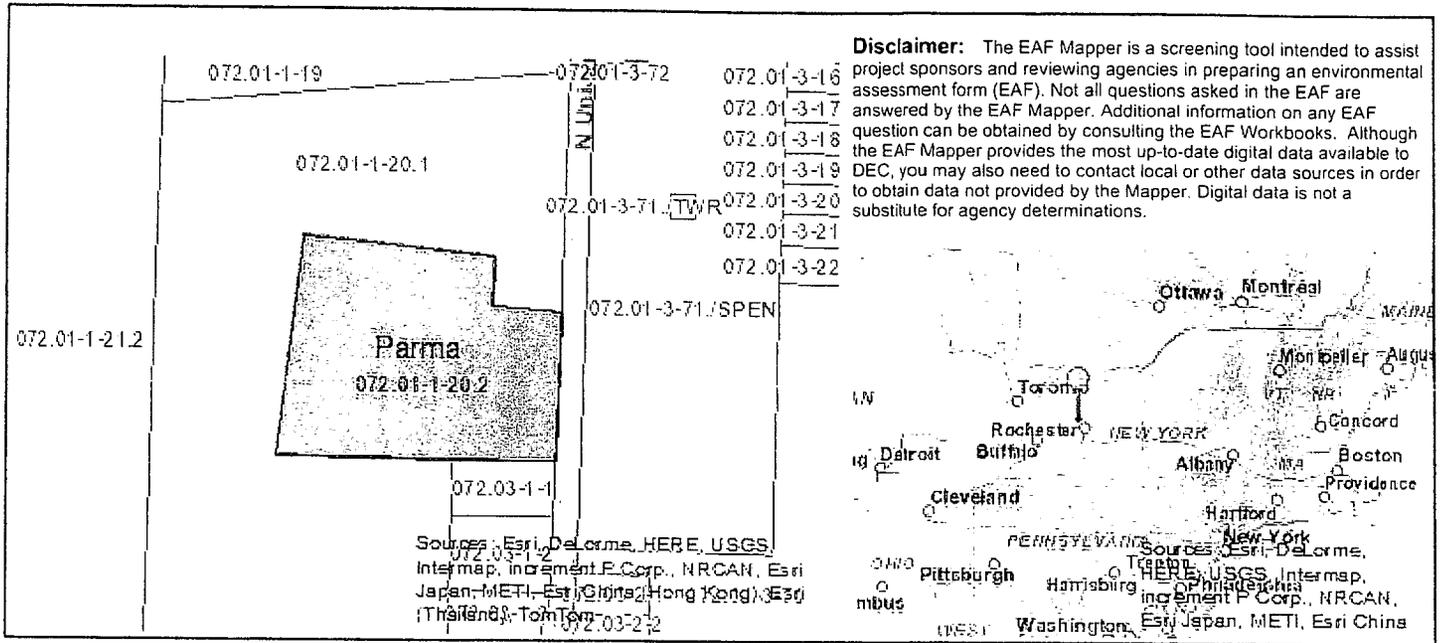
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Town of Parma</u>	<u>10/21/14</u>
Name of Lead Agency	Date
<u>JAMES M. SMITH</u>	<u>Supervisor</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u><i>James M. Smith</i></u>	<u></u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes- Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

IN MEMORY OF STEPHEN R. FOWLER