

Town of Parma Planning Board  
May 18, 2020  
Via Zoom

Members Present:

Chairman:

Tod Ferguson

Executive secretary:

Dennis Scibetta

Daryl Maslanka (ALT)

Bob Pelkey (arrived late)

Mark Acker

Members Absent: Mike Ingham Mike Reinschmidt,

Meeting called to order: 7 pm by Chairman Tod Ferguson

Public Present: Mark Lohrman, via zoom, Ellen Horbachewski via zoom

The meeting was called to order at 7 pm by Chairman Tod Ferguson.

The meeting minutes from May 18, 2020 were reviewed. There were not questions or concerns. Mark Acker made a motion to accept the meeting minutes from May 7, 2020 as presented. Seconded by Daryl Maslanka. Motion passed unanimously 3-0, Mike Ingham, Mike Reinschmidt absent, Bob Pelkey not present at time of motion.

**CONTINUING BUSINESS**

Commercial site plan one lot 1241 Hilton Parma Corners Road

Ellen Horbachewski presented to the Board final site plans for this commercial site. The plans were viewed via email.

The plans have the following signatures on them:

Monroe County Department of Health	4/13/2020
Monroe County Water Authority	4/20/2020
Town of Parma Engineer	5/4/2020

They are still waiting on the Department of Transportation signature, which due to the pandemic there is a delay in getting plan signed.

Chairman Ferguson reminded Ellen that they need all signatures on the plans prior to the Board granting final approval.

Ellen asked if they could have approval to begin site work as long as they are working outside of the right of way.

Discussion ensued. The Board agreed to grant approval with a motion made by Mark Acker to allow site work to begin outside of the right of way which would include grading and utility work only. There is no building allowed at this time. Daryl Maslanka seconded the motion. Motion passed unanimously 4-0, Mike Ingham and Mike Reinschmidt absent.

Once the Department of Transportation signature is obtained, the plans will be brought to the next meeting for final approval of the building plans.

Commercial Site Plan one lot 5324 Ridge Road West

The Board reviewed the final plans for this commercial building site. Mark Lohrman advised that the Department of Transportation did not need to sign off on the plans, as this was an addition and there will be no changes regarding transportation. Also advised that the Monroe County Department of Health, also advised no signature needed. There will be no changes in septic system.

The Town Engineers comments and approval were unable to be accessed. The Engineer, J.P. Schepp was able to be reached via phone. He stated that he needed to review the final plans and will send an email as soon as he is able to do so.

**A motion was made by Daryl Maslanka to table this project until Town Engineer signature has been obtained without prejudice. Bob Pelkey seconded the motion. Motion passed unanimously 4-0, Mike Ingham and Mike Reinschmidt absent.**

### NEW BUSINESS

Property Split/Merge	3 Lots	160 & 200 Trimmer Road, 5320 W. Ridge Road
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The Board reviewed plans via email to merge and split these 3 lots with a total acreage of land 115.927 acres +/- . The lots will be merged into one lot, then split into 2 separate lots.

Lot #1	056.04-1-3	57.963 acres	Zoned Residential and Commercial
Lot #2	071.02-1-2.1	57.962 acres	

There is no request for zoning change.

The Board reviewed the plans. There is a wetlands area on Lot #2 in the northeast corner, that must be on the updated plans. Also, the directions on the compass are incorrect and need to be corrected. The Board is also concerned that the acreage is not correct and requests that this be reviewed and updated on plans.

**There being no further questions or concerns, motion made by Daryl Maslanka to merge 160 Trimmer Road, tax account # 056.04-1-3 and 200 Trimmer Road, tax account # 071.02-1-2.1 to 5320 West Ridge Road, tax account # 071.02-1-3.1. Bob Pelkey seconded the motion. Motion passed unanimously 4-0, Mike Ingham and Mike Reinschmidt absent.**

**A motion was made by Daryl Maslanka to split the newly formed lot at 5320 West Ridge Road, tax account # 071.02-1-3.1 into 2 lots, lot #1 57.963 acres, #2 57.963 acres with the provision that the acreage will be checked, directions on compass will be corrected, amended on the plans when presented for approval. Mark Acker seconded the motion. Motion passed unanimously 4-0, Mike Ingham and Mike Reinschmidt absent.**

There was discussion on requirements for subdivisions and to prepare a typed list that can be given out with applications so that all information is available when presented to the Board for approval.

Chairman Ferguson advised the Board that Mike Ingham has resigned from the Board effective 6/1/2020.

**There being no further business, questions, or concerns, to discuss motion made by Daryl Maslanka to adjourn the meeting at 7:50 pm. Mark Acker seconded the motion. Motion passed unanimously 4-0, Mike Ingham and Mike Reinschmidt absent.**

Respectfully submitted,

Diane Brisson,  
Recording Secretary Town of Parma Planning Board