Town of Parma Planning Board January 7, 2021

Members Present: Chairman: Tod Ferguson

Executive secretary: Jack Barton (acting)

Bob Pelkey

Mark Acker

Daryl Maslanka Mike Reinschmidt

Ray Wenzel (alt)

Public Present: Chris Schultz via Zoom, Nga Lam, Dat Laun

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

The were no meeting minutes to review.

PUBLIC HEARING

Site Plan One Lot 273 Dean Road

Chris Schultz presented to the Board plans for this one lot site plan. It will combine Lots 5 and 6 of the Beave Run subdivision. Chris told the Board that 273 and 261 Dean Road will be combined to be a single lot of 11+ acres. The plans for this site show an oversized home, with 2 accessory buildings, and a built-in pool. There will be a walk out basement to the pool area. The owners will be seeking a variance for the location of the Barn proposed to be south of the home. This barn will be storage for recreational vehicles. They have the septic system mapped out as well on the plans. This will be a forced main system with a pump. Currently the parts of the proposed building site are in a flood plain. They are working with FEMA to fill in the areas, submit final plans to FEMA. Once FEMA agrees with the plans, FEMA will update their flood plain maps, at which time a new set of plans will be submitted to the Board for review They are waiting to merge the lots currently until FEMA approval.

7:05 pm Chairman Ferguson read the legal notice. Chairman Ferguson then went through the comments received on this project from the Monroe County Department of Planning and Development. Property being in the flood plane is as discussed above. There is a stream corridor that runs through the property. Chris advised the Board that the portion of the property facing Dean Road is to be remained undisturbed, as there has already been clearing done in this area.

Discussion then ensued regarding wood lots on the property. Chris advised that the property has no hard woods on it at this time, it is all secondary growth. Chris told the Board that the fill that has been brought in is from the Town of Greece surplus that was made available to the owner.

The Town Engineer notes from 9/22/2020 Once FEMA agrees with the plans, FEMA will update their flood plain maps, at which time a new set of plans will be submitted to the Board for review were read by Chairman Ferguson. See attached.

7:30 pm The Public Hearing was opened by Chairman Ferguson. There being no public present for comments the meeting was closed at 7:31 pm.

SEQR questions were read by Chairman Ferguson. Questions 1-11 were all answered no or small impact.

Mark Acker made a motion to declare a Negative Declaration to the proposed type 1 action for the 11+ acre project at 273 Dean Road. Seconded by Daryl Maslanka. Motion passed unanimously 5-0.

Discussion ensued on the use of the 273 Dean Road as the address of the project, as this project will ultimately be on both 273 and 261 Dean Road, pending merging of the property. It is not known at this time which number will be the actual address.

An amendment was then proposed by Mark Acker to state that the motion for a Negative Declaration for type 1 action of 11+ acres at 273/261 Dean Road. Motion carried unanimously 5-0.

Mark Acker then made a motion to grant Preliminary Approval to the proposed site plan at 273/261 Dean Road contingent on FEMA approval for final. Seconded by Daryl Masalanka. Motion carried unanimously 5-.0.

The Board requested that the following be show on the plans:

Location of closest hydrant.

Certification that accesses bridges can hold emergency vehicles. Designation of area for emergency vehicles. Final comments from Code Enforcement and Fire Marshall for this project.

CONTINUING BUSINESS

Cardinal Subdivision

Commercial Site Plan

5100 & 5112 West Ridge Road

Chris Schultz reviewed with the Board the plans for this proposed subdivision and merge with addition of a large barn for storage and work on commercial vehicles use in the landscaping business. The need to rezone part of this property has been discussed at previous meetings. It is understood that there will need to be rezoning to highway commercial. The set back of the buildings was then discussed. The Board was satisfied with the proposed set back. Chris was requesting the steps the Board would require regarding getting the preliminary approval for this project. The Board discussed that their recommendation would be to go to the Zoning Board first to get this taken care of, then bring the proposed plans to the Board for review and approval. Chris Schultz agrees with this plan and will go to the Zoning Board first.

NEW BUSINESS

Change in Business

Commercial Site Plan

5004 Ridge Road West

Chairman Ferguson read the letter from Nga Lam requesting a change in type of business for this property. The property currently houses an apartment and a barber shop. Ms. Lam would like to change this to removal of the apartment and reconstruction to convert the property to a full nail salon. She advised the Board that there would be one restroom and a break room. They would not be changing the leach fields, sanitation requirements. They also will not change outside lighting.

The Board had concerns about parking spots, including handicap. Currently parking is allowed in front of the building, but the Board advised that this is likely not legal and should be addressed on future. The Board advised Ms. Lam to meet with the building department to see what permits and inspections will be required, as well as ventilation and exhaust requirements.

Ms. Lam did have a question regarding placement of refuse collectors. She stated that at the present time, the Pizza Shack that is the immediate next-door neighbor, has their garbage cans in front of the building and the smell is very powerful carrying into her building. The Board advised that she again discuss with the Building Department. Ms. Lam expressed understanding of all information given.

There being no further business to discuss, a motion was made by Bob Pelkey to adjourn the meeting at 8:15 pm, seconded by Darryl Maslanka. Motion carried unanimously 5-0.

Respectfully submitted,

Diane Brisson,

Recording Secretary Town of Parma Planning Board