

Town of Parma Planning Board

June 21, 2021

Members Present:

Chairman:

Tod Ferguson

Executive secretary:

Mark Lenzi

Mark Acker

Ray Wenzel (alt)

Bob Pelkey

Mike Reinschmidt

Daryl Maslanka

Public Present: John Sciarabba (via zoom), Robert King, Dan Brock, Matt Beres

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

There were no meeting minutes to review.

Single Family Home 1 lot 161 Bennett Road

Dan Brock presented to the Board initial plans for this single-family home. This lot is 21 ½ acres. The area to be disturbed will be +/- 10 acres. There will be a raised bed septic system. There is no public water, therefore a well will be drilled. There is natural drainage to northeast front corner of the lot. The plan is to place a pond in this area to allow further drainage on the property. There are no wetlands on the property. The property is currently being farmed. They will check to see if the property is in a true Ag district and if so, will submit an Ag statement on the plans. There is an existing farm vehicle entrance to the northeast corner of the property which will be used for heavy equipment in the building process.

The Board reviewed the plans. They requested that the following information be added when they come back for preliminary approval:

Number of bedrooms and bathrooms.

The location of nearest fire hydrant and distance from that the to home.

Length of driveway at this point is 330 feet from the right of way. Label location on plans.

The location of the septic system of the nearest home to the south of the proposed building site.

Pond details, size, depth, etc. on plans.

There being no further questions or concerns, the Board stated that the plans could be sent out to the appropriate agencies for comments.

Subdivision 17 lots 14 Huffer Road

John Sciarabba presented to the Board conceptual plans for the proposed 17 lot subdivision of the property at 14 Huffer Road. These plans include a driveway for the property located at 6 Huffer Road, which is land locked at this time. The Reinckes own this property and are working with Mr. King on the plans.

The Board reviewed the plans. There are 3 or 4 flag lots shown on the plans. John had a question on how wide the pole part of these lots needed to be. Mark Lenzi will investigate this and let John know. Lots #6 and 7 are corner lots which will have 2 sides and 2 fronts to them with no back lineage of the property. Lots 7, 8, 17, and 6 are nonconforming to code in terms of size. This will need to be addressed if plans proceed. There is a 15 foot right of way to Adler Beach which appears to be running through several lots that are drawn on the plans. The Board asked what the plan was for this. John replied that they have not gotten that far into the plans yet, but they are aware of this. Discussion ensued on location of fire hydrants and

need for a fire apparatus road as well. There is a barn on lot #16, this will need to be addressed as to whether it is being kept or not.

John and Mr. King stated that the Town Lakeshore code does allow for Townhomes, and this may be an idea instead of the 17 proposed building lots. They also stated that they would like all the building lots approved at one time, rather than selling the lots and individuals coming in for building lot approval.

The Board asked to see proposed drawings for townhomes on this subdivision to see what this would look like. There are a lot of issues with the plans as they are for 17 building lots on this property. John Sciarabba and Mr. King agree with doing so. They will work on a new set of plans and bring them to the Board when they are ready.

There being no further business to discuss, **Daryl Maslanka made a motion to adjourn the meeting at 7:45 pm. Motion seconded by Bob Pelkey. Motion carried unanimously 5-0.**

Respectfully submitted,

Diane Brisson,

Town of Parma Planning Board Secretary