

Town of Parma Planning Board

August 16, 2021

Members Present:

Chairman:

Tod Ferguson

Executive secretary:

Mark Lenzi

Mark Acker

Ray Wenzel (alt)

Bob Pelkey

Daryl Maslanka

Members absent:

Mike Reinschmidt

Public Present: Kris Schultz, Anna and Rich Kenyon, John Freel

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

The meeting minutes from July 19, 2021, were reviewed. There being no corrections or questions, **Mark Acker made a motion to approve the Town of Parma Planning Board Meeting Minutes from July 19, 2021, as presented. Seconded by Daryl Maslanka. Motion approved unanimously 5-0 (Mike Reinschmidt absent).**

CONTINUING BUSINESS

Wilder Subdivision

10-34 units

Section 10

Kris Schultz stated he wanted to update the Board on where they are at with this project. He states that he discussed with both the North Greece and Hilton-Parma Fire Departments. He says that they are okay with the concept of an access road that is gated with a key box on it. This would be a paved 20-foot-wide road to access the Cul de Sac. They would want to prevent unauthorized parking on this road on both the inside and the outside of the gate. He presented the Board members with copies of the September 2020 traffic study, that was given at the previous meeting. He stated that the units will each be 2 units, single story, with 2 car garages. Pictures of units that are at Hickory Hollow on Spencerport Road were shown to the members with an indication that this would be the type of façade that these units would also have. They show a different angle on roofing, and other visual changes so that not all buildings look the same on the outside. Kris also stated that they were working on views of the buildings from several different vantage points.

Chairman Ferguson stated that they had just received a letter from the Town Attorney at 5 pm this evening. The members have not had time to read and review this information. No letter has been received from the Town Engineer at this time either. The members agreed that at this time, they need time to discuss the information contained in the attorney's letter and discuss it. As this is an informational only topic on the agenda, no motion was made for this.

NEW BUSINESS

Subdivision

3 lots

317 Payne Beach Road

Kris presented to the Board conceptual plans for this 3-lot subdivision. The property currently is 42 acres. This will be a 6-acre subdivision. It will be divided into 3 lots, with the middle lot being the one to be built on at this time with no plans to build on the other 2 now. The entire property is currently being farmed at this time. The property will have public water and sewers. It will be a single-family home with no current outbuildings on it. The owner did not request a pond to be placed on the site. Drainage will be addressed on future plans.

Mark Lenzi stated that the plans show the property is over 400 feet from the nearest hydrant. He requested that Kris discuss options for fire control with the Hilton Parma and North Greece Fire Departments and have a letter submitted with their decision if a state variance is needed.

The Board had no further questions or concerns. Chairman Ferguson advised Kris that it is okay to send the plans out to the appropriate departments for comments.

Subdivision 2 lots 56 Parma Center Road

No one was at the meeting to present this agenda topic. **Daryl Maslanka made a motion to table the 2-lot subdivision at 56 Parma Center Road without prejudice at this time. Seconded by Bob Pelkey. Motion carried unanimously 5-0 (Mike Reinschmidt absent).**

MISCELLANEOUS

Fill permit 1 lot 29 Walnut Hill Drive

John Freel presented to the Board pictures and plans of where the fill is to be placed on this property. The total amount of fill should be approximately 320 cubic yards. The slope on the west side of the home is very steep. It is very difficult to mow or take care of. The change in drainage should be minimal as this going to be filling west to south and the drainage naturally is north. The Board reviewed the plans. The Board requested that any change in the natural plane of the drainage from the change in the property should be split between the 2 homes so that it is not all going to one or the other.

There being no further questions or concerns, **Mark Acker made a motion to grant a 90-day fill permit to the property owners at 29 Walnut Hill Drive. Daryl Maslanka seconded the motion. Motion carried unanimously 5-0 (Mike Reinschmidt absent).**

There were a few people at the meeting who wanted to ask questions regarding the Wilder Estates subdivision 10 plans. They wanted to know where in the process of approval these plans were at. Chairman Ferguson explained that at this point it is all informational only. As stated, the Board just received comments from the Town Attorney and is awaiting comments from the Town Engineer. They will review all of these and discuss the plans further at a future meeting. They asked if the plans were still to be marketed to 55 and older. Chairman Ferguson stated that at this point in time yes, but unfortunately if there are open units and a younger person wants to rent one of them, there are no laws to stop that. There were comments regarding the proposed number of units at 34. Mark Acker discussed that they are single family units that are attached to another unit. So, 34 units will be 17 buildings. All questions were answered to the people's satisfaction.

There being no further business to discuss, **Bob Pelkey made a motion to adjourn the meeting. Seconded by Ray Wenzel. Motion carried unanimously 5-0 (Mike Reinschmidt absent).**

Respectfully submitted,

Diane Brisson,

Town of Parma Planning Board Secretary