

Town of Parma Planning Board

December 2, 2021

Members Present: Chairman: Tod Ferguson
Executive secretary: Mark Lenzi
Mark Acker
Ray Wenzel
Daryl Maslanka
Members Absent: Mike Reinschmidt

Public Present: Kris Schultz, Tim O'Neill, Bruce Buell, Scott Eldgridge

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

The meeting minutes from the November 4, 2021, were presented. There being no questions or changes, Mark Acker made a motion to approve the meeting minutes from November 4, 2021, as presented. Motion seconded by Ray Wenzel; motion passed unanimously 4-0 (Mike Reinschmidt absent).

The meeting minutes from the November 15, 2021, were presented. There being no questions or changes, Mark Acker made a motion to approve the meeting minutes from November 4, 2021, as presented. Motion seconded by Daryl Maslanka; motion passed unanimously 4-0 (Mike Reinschmidt absent).

PUBLIC HEARING

Wilder Estates Section 10

Mark Lenzi requested that Item 4 be moved up to Item 1. This was agreed to. Mark then told the Board that this item, Public hearing for Wilder Estates Section 10 had been removed from the Agenda at the request of the Builder/Owner as he was revising and reviewing the plans with Kris Schultz. These are not ready yet to be brought in front of the Board at this time.

Subdivision 1 Lot 317 Payne Beach Road

Kris Schultz presented to the Board plans for a subdivision of 6 acres from the original lot. There is public water to this property. There will be a septic system for the home. The remainder of the land will be continuing to be farmed as it currently is. The plans are for a 1 family home on the subdivided lot.

The Board reviewed the plans. There is an Ag note on the plans.

Kris stated at this time there are no plans to further subdivide the rest of the land.

Chairman Ferguson reviewed the following letters:

Monroe County Department of Planning and Development 9/20/21
Monroe County Department of Health 9/20/21
Monroe County Department of Transportation 9/20/21
Town of Parma Engineer 10/15/21

All comments have been addressed on the plans being presented this evening.

Chairman Ferguson read the Legal Notice and opened the Public Hearing at 7:11 pm.

There being no one present to speak for or against this item, the Public Hearing was closed at 7:12 pm.

Chairman Ferguson read through SEQR part one and two. The questions 1-7, 10-11 on SEQR part two were all answered none or small impact. Questions 8 and 9 were discussed, as part one identified archeological monuments and endangered species. The endangered species is the Black Tern bird. Kris stated that the habitat for this bird is along the shoreline. The location of this property is across the road and up the hill from the shoreline of Braddock Bay. Kris will investigate the question of monuments on the land, but he believes that there are none.

There being no further questions or concerns, **Mark Acker made a motion to declare a Negative declaration for the Type 1 project at 317 Payne Beach Road, contingent on the findings regarding the monuments and endangered species. Seconded by Ray Wenzel. Motion passed unanimously, 4-0 (Mike Reinschmidt absent).**

Then with the being no further questions or concerns on the presented plans, **Daryl Maslanka made a motion to grant Preliminary Approval to the project at 317 Payne Beach Road, contingent on the findings regarding the monuments. Seconded by Ray Wenzel. Motion passed unanimously, 4-0 (Mike Reinschmidt absent).**

Building Lot	1 lot	704 Parma Center Road
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Kris Schultz presented the plans for a single-family home on this previously approved 3 lot subdivision. This is only for 1 lot building plans. There is public water to this site. There will be a raised bed septic. There is a driveway permit already in place. There are plans to dig a pond to be used for fill.

The Board reviewed the plans. Chairman Ferguson read the letter from the Town Engineer dated 10/15/21. In this letter it states that there is a stream in the front of the lot that is a Federal wetland and should be labeled as such. Permits will be required from the Army Corps of Engineers and the from the Town of Parma due to this being in the Environmental Protection Overlay District. Also, the twin 30-inch culvers should have their capacity noted on the plans along with the flow rate of the stream.

The Monroe County Department of Planning and Development comments dated 11/30/21 were read.

Kris told the Board that he has spoken with the Army Corps of Engineers who stated that they want a minimal disturbance to the creek during and after construction. He is aware that he will need and EPOD permit for construction.

The Board noted an outbuilding on the plans that is larger than allowed by the Town. There will need to be a variance if this is the size of the building that the owner wants to put up. Kris is aware of this. There also was a comment on the type of culverts and arches of same to be changed.

Kris told the Board that these comments had been addressed on the current set of plans. He also stated that there is an Ag statement on these plans.

The Board had a question on how the utility lines would be place, above or below ground?

Kris stated that they will be underground.

Chairman Ferguson then read the Legal Notice. The Public Hearing was opened at 7:32 pm. There was no public present to speak for or against this project. However, Mark Lenzi, Town of Parma Building Supervisor stated that the front setbacks on the plans need to be changed from 60 to 75 feet. Also, the home will be more than 700 feet from a fire hydrant, so will need to be reviewed with the Fire District that provides coverage for this proposed home.

There being no further comments, Chairman Ferguson closed the Public Hearing at 7:36 pm.

The Board asked to have a bump out for the driveway put on the plans after discussion with the Fire Department.

Chairman Ferguson read the SEQR part one. He then went through SEQR Part 2 with the Board. All questions were answered none or small impact. There being no further questions or concerns, **Mark Acker made a motion to declare a Negative declaration for the Type One project at 704 Parma Center Road. Seconded by Ray Wenzel. Motion passed unanimously, 4-0 (Mike Reinschmidt absent).**

Then with the being no further questions or concerns on the presented plans, **Mark Acker made a motion to grant Preliminary Approval to the project at 704 Parma Center Road, contingent on Zoning Board Approval for size of the outbuilding prior to Final Approval. Seconded by Daryl Maslanka. Motion passed unanimously, 4-0 (Mike Reinschmidt absent).**

Site plan 1 lot 795 Parma Center Road

This an existing lot. They have perked the property with success. There is public water and will be on a septic system.

The Board asked if there were wetlands.

Kris stated that there were none that he was aware of.

The Board questioned the location of the septic system, if it was within code as to the nearness of the lot line.

Kris stated that they have an 11-foot distance from the property line, and the code states it must be at least 10 feet.

Kris also stated that they will be using 4300 cubic yards of fill for this project.

Chairman Ferguson read the comments from the following agencies:

Town of Parma Engineer 10/15/21

Monroe County Department of Planning and Development 11/30/21

The comments were reviewed, and Kris stated that all had been addressed on the current plans.

Chairman Ferguson then read the Legal Notice. The Public Hearing was opened at 7:45 pm. There being no public present to speak for or against this project, the Hearing was closed at 7:46 pm.

Chairman Ferguson read the SEQR part one. He then went through SEQR Part 2 with the Board. All questions were answered none or small impact. There being no further questions or concerns, **Mark Acker made a motion to declare a Negative declaration for the Type One project at 795 Parma Center Road. Seconded by Daryl Maslanka. Motion passed unanimously, 4-0 (Mike Reinschmidt absent).**

Then with the being no further questions or concerns on the presented plans, **Daryl Maslanka made a motion to grant Preliminary Approval to the project at 795 Parma Center Road, Pavolyvch Subdivision. Seconded by Ray Wenzel. Motion passed unanimously, 4-0 (Mike Reinschmidt absent).**

CONTINUING BUSINESS

Wilder Subdivision Section 9 Wilder Road

Kris Schultz presented to the Board the final plans for this Section of the Wilder Road Subdivision. He wanted to give the Board an update on this section. He states that there are no changes from the previous plans. The current ditch that runs along the west side of the subdivision from north to south will be filled in and replanted with grass seed after this is completed. This was dug for drainage purposes for the previous section builds.

The Board asked what width the lots were?

Kris advised that they are 85 feet in width which meets the Town Codes for high density residential.

The Board asked that the width be placed on each lot on the plans.

The Board asked about fire hydrant placement?

Kris stated that there will be one on each end of the road along with one in the middle.

The Board asked if there will be any redistricting of the water, sewer, lighting districts already in place.

Kris stated that there will not be. All were set up for the entire subdivision prior to initial building.

NEW BUSINESS

Lot subdivision	2 lots	119 Bailey Road
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The current lot is a total of 9.8 acres. The plans show a subdivision with the new lot being 5.2 acres. There will be shared driveway for this subdivision. There is also a 300-foot area that will be sold to the owners at 107 Bailey Road due to location of the current residence on that property.

The Board reviewed the plans. They would like to see a bump out on the driveway due the length of it. It is documented to be 40 ft wide x 136.12 ft in length.

Mark Lenzi stated that the house that would be built on the second lot in the back, will be too far from a fire hydrant. Therefore, it will need to be reviewed with the Fire Department prior to coming back before the Board.

There being no further questions or concerns the Board agreed to have plans sent out for comments.

There being on further questions or concerns, **Ray Wenzel made a motion to adjourn the meeting at 8:20 pm. Seconded by Mark Acker. Motion passed unanimously, 4-0 (Mike Reinschmidt absent).**

Respectfully submitted,

Diane Brisson, Recording Secretary

Town of Parma Planning Board

Electronically signed