

Town of Parma Planning Board

December 20, 2021

Members Present:

Acting Chairman:

Mark Acker

Executive secretary:

Mark Lenzi

Ray Wenzel

Daryl Maslanka

Mike Reinschmidt

Members Absent: Tod Ferguson

Public Present: Noel Swanson, Steve Tromble, Rick Giraulo, Sullivan Karhosiec

The meeting was called to order at 7 pm by Acting Chairman Mark Acker.

There were no meeting minutes from the 12/2/21 meeting to approve.

NEW BUSINESS

Commercial Site Plan

1 lot

4671 West Ridge Road

Rick Giraulo from Land Tech shared with the Board plans for an addition to the existing Greece Ridge Storage building. There is an existing house on the property at this time, which will be completely torn down. In its place a new 2 story building with inside storage units like the current storage building on the property. The entire parking area is paved at this time. The building will be designed to have the upper floor at road level, and the lower floor under with an entrance in the back of the building for that level. The second story entrance will be in the front of the building. There will be no change in the entrance for the existing outdoor storage units on the back of the property. The new building will be separate from the existing building.

They will need a variance due to their only being 68 feet for a front set back and the code requires 70 feet. They would also like to have a parking variance as they do not feel that they need any more parking spaces than the 11 spaces they currently have. Code would require 64 spaces. They state that people park in front of their outside units, and there will not be that many people at the indoor units at the same time. The size of the units will be 10' x 10'. There will be no public restrooms. There should be no change in the current drainage on the property, they believe this will be enhanced with the new building. They also will likely be adding some green space. The height of the current building will match the new building.

There was discussion on several points. Mark Lenzi stated that if the building were close enough to each other, they likely will need a firewall to separate the 2. There will need to be 20 feet around the building for fire access. There is a current fence at the end of the existing building which is 8 foot high. This will need to be assessed. The Board asked that the location of the closest fire hydrant be added to the plans. Rick advised the Board that there will be no new signage, they are keeping the existing. There was discussion on sprinklers in the building for fire protection. Rick will assess the existing building to see what that is equipped with.

The Board has not further questions or concerns presently. The plans can be brought to the Zoning Board for variances and sent out for comments.

MISCELLANEOUS

Property Merge

2 lots

1296 & 1298 West Avenue

Rick Giraulo presented to the Board the plans to merge these 2 lots. One lot has an existing home, the other is being used as farmland. The same family owns both lots and would like to merge them into one tax account. The Board reviewed the plans. The only problem was found that the total frontage for the new lot would be 175 feet. The plans state 150 feet. Mr. Giraulo will fix this. This is currently zoned rural residential.

There being no further questions or concerns, **Mike Reinschmidt made a motion to merge 1298 West Ave tax account number 023.04-1-11.2 to 1296 West Ave, tax account number 023.04-1-12 for a total of 5.05 acres and being known as 1296 West Avenue. Seconded by Ray Wenzel. Motion passed unanimously 4-0 (Tod Ferguson absent).**

Solar Farm

1 lot

392 Curtis Road

Noel Swanson updated the Board on the plans for this solar farm originally approved in November of 2020. He stated that the approval has expired, and he is asking for an extension on this. There has been a delay in getting the project started due to inability to get the required supplies. There will be no changes to the plans at all.

The Board discussed the process for extending the approvals. They felt that they needed to discuss this with the Town Attorney to see if there were any legal guidelines that should be followed.

Mike Reinschmidt made a motion to table without prejudice the extension of approval dates for the solar farm project at 392 Curtis Road until there was a discussion with the Town Attorney on the correct procedure to do so. Seconded by Daryl Maslanka. Motion passed unanimously 4-0 (Tod Ferguson absent).

Mark Lenzi asked the Board to redate a 2-lot merge map as they original map had not been filed within the 60-day limit for the County. As Chairman Ferguson had signed the original map, they Board felt that they should wait until the next meeting so that Chairman Ferguson could resign and date the map.

There being no further business to discuss, **Daryl Maslanka made a motion to adjourn the meeting at 7:45 p.m. Seconded by Ray Wenzel. Motion carried unanimously 4-0 (Tod Ferguson absent).**

Respectfully submitted,

Diane Brisson, Recording Secretary

Town of Parma Planning Board

Electronically signed