Town of Parma

Planning Board Meeting Minutes

November 20, 2023

Members Present: Chairman: Tod Ferguson

Executive Secretary: Luke McGrath

Daryl Maslanka

Ray Wenzel

Mike Reinschmidt

Mark Acker-Town Board Liaison

Jack Wade

Members absent: Nick Lukomskly

Public Present: Tim Jobes, Steve Trombley, Peter Riccardi, Nick Montanaro, Joseph Zukoski

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

PUBLIC HEARING

Site Plan Single home 5544 West Ridge Road

Nick Montanaro from Thronton Engineering presented plans for a single home dwelling. 3 acres will be divided from the current 66 +/- parcel, which has an used auto sales business on it. There will be an easement from the garage to the residential lot for a driveway entrance. The property adjoining this easement will be designated as no parking and will have grass planted to present the separation of the 2 properties. There is a designated wet land on the business parcel and this area will not be disturbed at all with the building of the home.

Chairman Ferguson reviewed the following correspondence:

Monroe County Department of Planning and Development 10/12/23

Town Engineer 10/17/23

The plans show all requests and changes have been addressed. Please see attached letters for further information.

Chairman Ferguson read the Legal Notice for the Public Hearing. The hearing was opened at 7:09 pm. There being no one in the audience to speak for or against this site plan, the hearing was closed at 7:10 pm.

Part 1 of the SEQR was reviewed. It does state that there is a Federal Wetland on the property. As stated above, this will not be disturbed.

Chairman Ferguson reviewed SEQR part 2. All questions 1-11 were answered none too small. The Board had no further comments or questions. Mike Reinschmidt made a motion to declare a Negative Declaration for the unlisted action single dwelling site plan at 5544 West Ridge Road. Seconded by Jack Wade. Motion carried unanimously 5-0.

Daryl Maslanka then made a motion to grant Preliminary Approval to this single dwelling site plan at 5544 West Ridge Road. Seconded by Ray Wenzel. Motion carried unanimously 5-0.

Agenda Item #2 was moved to #3 as there was no one present to present to the Board.

Split Merge 2 lots 1298 West Ave

Steve Trombley presented plans to the Board to split 15.328 acres from a 23-acre parcel owned presently by Joseph Zukowski and merge it with the Trombley parcel. The sale of the property has not taken place yet. The parcels are side by side. The new parcel to be owned by the Trombley's would be 22 +/- acres.

The Board reviewed the plans. It was decided that the plans could be brought back in for approval once the sale of the land has occurred.

Site plan 1 lot 5325 W Ridge Road

Luke advised the Board that the Zoning Board was asking for comments on this proposed garage to be built on this site once the land was sold. There is currently a one-story home on the property which will remain. The barn is to be built to hold the potential new owner's collection of vintage automobiles. The plans call for a wall height of 28' feet and 4800 square feet in size. The parcel of land next to this has a home on it and the plans show that this garage would only be 15' feet from the property line. The Board discussed this request. All felt that as it is proposed, the building is too large in size and height.

There being no further business to discuss, Mike Reinschmidt made a motion to adjourn the meeting at 7:45 pm. Ray Wenzel seconded the motion. Motion carried unanimously 5-0.

Respectfully submitted,

Diane Brisson Planning Board Secretary

Electronically signed 12/17/2023 at 12:30 PM