

Town of Parma
Planning Board Meeting Minutes
February 5, 2024

Members Present:

Chairman: Tod Ferguson

Executive Secretary: Luke McGrath

Daryl Maslanka

Ray Wenzel

Mike Reinschmidt

Mark Acker-Town Board Liaison

Jack Wade

Nick Lukomskly

Public Present: Steve Stepaniwle, Janet and Jim McGaven, Sharon Campbell, Kris Schultz, Jim Zabawsky, Dave and Cheryl Almeter, John Meagher

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

The meeting minutes from January 8, 2024, were presented to the Board. There were no questions or corrections regarding the minutes. **Ray Wenzel made a motion to approve the minutes as presented. Seconded by Jack wade. Motion carried unanimously 5 - 0.**

PUBLIC HEARING

Site plan

Single Lot

79 Bailey Road

Kris Schultz presented to the Board plans for this single lot subdivision. They did present this to the Zoning Board and were advised that no variances are needed, due to the fact that this was approved prior to changes in the code.

To clarify, this was approved as a building lot prior to changes in the Master Plan done in 1989.

Chairman Ferguson read the Legal Notice at 7:04 pm and opened the Public Hearing at that time. There were no questions, comments or concerns from the public present. The Hearing was closed at 7:06 pm.

Chairman Ferguson then went through SEQR for this single lot unlisted action. Questions 1-11 were answered small or no changes to the site. **Mike Reinschmidt made a motion to grant a Negative Declaration to this unlisted action for one lot site plan at 79 Bailey Road. Seconded by Ray Wenzel. Motion carried unanimously 5-0.**

The Board had no further questions or concerns. **Jack Wade made a motion to grant Preliminary Approval to this one lot site plan at 79 Bailey Road. Seconded by Daryl Maslanka seconded the motion. Motion carried unanimously 5-0.**

Site plan

Single lot

59 Parma Center Road

Kris Schlutz presented to the Board plans for this single lot site plan. There are drainage concerns involving this site and both sides of Parma Center Road between Manitou Road and Bailey Road. Kris stated that the Monroe

County Department of Health has given the okay to have the septic leach field in the back of the house which will allow the foot print of the home to be more in line with the other homes on Parma Center Road. There will be no significant change in the drainage pattern per Mr. Schultz as the land is currently woodland, and a lawn of grass will allow better drainage. He stated that the plans show grading changes on the east side with added swales as well as a catch basin along the west side with the rim below the western neighbor's yard which will help water and prevent ponding. He also advised that his team went out to the property and reviewed in person the drainage flow in this area. The results show that there is an 18" culvert on the south side that is midlevel and slants uphill, which is restricting water flow and allows for back ups of water. He states that he has spoken with the Head of the Town Transportation Department in regard to these issues and they are beginning to work with New York State to try to have this situation resolved.

Chairman Ferguson read the Legal Notice for this Public Hearing at 7:21 pm. The Hearing was opened immediately after.

There was significant concern among the public present in regard to drainage and flooding along this section of Parma Center Road. Jim McGavern who resides at 55 Parma Center Road shared years of documentation and pictures of the intense flooding that occurs. Please see attached. He states that he has made complaints to the Town multiple times with no resolution. Part of the problem being that Parma Center Road is a New York State Road. Another issue is the corn field that runs behind the properties, this causes a lot of drainage during episodes of wet weather. Mr. McGovern also wanted to make the Board aware that the septic system and leach fields for shared with the Board as well.

Discussion ensued. The Board felt that this is a major issue that needs to be reviewed further prior to approving this site plan. The pictures, and study done in 2016 will be sent to the Town Engineer and Town Department of Transportation for their review as well. **Jack Wade made a motion to table the one lot site plan at 59 Parma Center Road until drainage issues can be reviewed. Seconded by Daryl Maslanka. Motion carried unanimously 5-0.**

CONTINUING BUSINESS

Site Plan One lot 5325 West Ridge Road

Kris Schultz and Luke McGrath advised the Board that this was an administrative issue and has been resolved.

Site plan 20 lots Wilder Estates Section 10

Kris presented the updated plans for this Section 10 of Wilder Estates off of Wilder Road. The plans now mirror the other sections of this subdivision. It will have a dedicated road with 14 single family homes and 3 sets of duplexes that will be facing Wilder Road.

The Board reviewed the updated plans. The Board would like to have the width dimensions of the duplexes added to the plans, 45 feet + 45 feet = 90 wide lots, with 20 feet between the buildings, along with showing the hydrant easement and that it is not on top of the driveways. The Board would also like to see the architectural renderings of the duplexes.

There being no further questions or concerns from the Board, the approval to have the plans sent out for comments was given.

Property split/merge 2 lots 1298 West Ridge Road