

Town of Parma
Planning Board Meeting Minutes
March 18, 2024

Members Present: Chairman: Tod Ferguson
Executive Secretary: Luke McGrath
Daryl Maslanka
Ray Wenzel
Mark Acker-Town Board Liaison
Jack Wade
Mike Reinschmidt

Members Absent: Nick Lukomskly

Public Present: Tim Jobes, Kris Schultz

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

There were no minutes to review.

NEW BUSINESS

As there was no one present at the opening of the meeting to speak on Agenda item #1, fill permit 14 Huffer Road, the Board moved on to agenda item #2.

Site plan 2 lot 301 North Avenue

Kris Schultz presented to the Board plans for a 2-lot subdivision at 301 North Avenue. The plans show an existing home on the proposed lot #2. The new home would be built farther back than this home with an road frontage of only 40 feet for lot #1, with the dwelling to be +/- 600 feet back from the road. There is a proposed accessory building on lot #1 which will be approximately 2000 feet, which is within the Town Code as this is zoned Agricultural.

The Board reviewed the plans. There is a concern that lot 2 will become a more nonconforming lot, which the Planning Board has not allowed for many years. Lot #2 will have a width of 100 feet. There are no wetlands or wooded EPODs on the building site. The plans will show all requirements for the Town Code once/if the Zoning Board grants approval. The Board did have a suggestion that the wooded area along the north side of the proposed driveway on Lot #1 remain in place to help avoid lights shining into the back of people's homes when leaving the property on that lot.

The Board gave approval to send to the Zoning Board.

Fill Permit 1 lot 4741 West Ridge Road

Kris presented to the Board plans for a fill permit for this site. The properties at 4729, 4727 and this property have issues with drainage. The drainage on the property has no where to flow. The previous owner of 4741 had built a pond to help with the drainage but it is not doing its job at all. The lot has a home and an accessory

building on it now. The existing home will be demolished, and the accessory building is planned to be used for the owner's car collection. The plans show a drainage pipe to be placed behind the 3 properties to shift the water to the creek behind and to the side of 4727 West Ridge Road. The existing pond will be filled in with a new pond to be built that will be 12-13 feet deep. The owner plans to stock this pond as well. Kris has recorded easements from the owners of 4727 and 4729 West Ridge Road to allow this pipe to be placed. He also stated that as this is a commercial zoned lot, taking down the existing home will bring it more into compliance with the Town Code.

The Board asked to have the leach fields for all 3 properties listed on the plans. A SPDES permit will need to be issued. Soil erosion controls will also need to be added to the plans.

Due to the magnitude of this project, the Board felt it would be best to table this until the Town Engineer has had an opportunity to review and comment on the plans. Mike Reinschmidt made a motion to table without prejudice the fill permit for 4741 West Ridge Road until Town Engineer comments have been received. Seconded by Ray Wenzel. Motion carried unanimously 5-0.

Fill permit proposed subdivision 14 Huffer Road

The Board reviewed the plans that were submitted for this fill permit. Discussion ensued. The plans are incomplete and very vague. They need to have silt fencing, filtering, erosion control, seeding, all drainage related controls on the map. The original plans for this subdivision were to build one site at a time with the above-mentioned documented each individual lot. The Board would also like to have the Town Engineer review and add comments.

Mike Reinschmidt made a motion to table without prejudice the fill permit application for 14 Huffer Road for more information on the plans. Seconded by Jack Wade. Motion carried unanimously 5-0.

There being no further business to discuss Ray Wenzel made a motion to adjourn the meeting at 7:45 pm. Seconded by Jack Wade. Motion carried unanimously 5-0.

Respectfully submitted,

Diane Brisson, Recording Secretary

Town of Parma Planning Board