

Town of Parma
Planning Board Meeting Minutes

April 1, 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 Alt.

Public Present: Pamela Spross Tenny, Timothy Jobes, Wilbert T., Joann Leslie, Don O’Keefe

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

The meeting minutes from March 4, 2024, were presented to the Board for approval. There being no corrections or comments, Ray Wenzel made a motion to approve the March 4, 2024, Town of Parma Planning Board meeting minutes as presented. Seconded by Jack Wade. Motion carried unanimously 5-0.

The meeting minutes from March 18, 2024, were presented to the Board for approval. There being no corrections or comments, Jack Wade made a motion to approve the March 18, 2024, Town of Parma Planning Board meeting minutes as presented. Seconded by Daryl Maslanka. Motion carried unanimously 5-0.

PUBLIC HEARING

Wilder Estates Section 10

17 Lots

Wilder Road

Kris Schultz presented to the Board the preliminary plans for Section 10 of this subdivision. The plans have been changed from townhomes and single homes to 17 single home parcels. These parcels meet all the Town codes and requirements. The plans have been submitted to Monroe County Department of Pure Waters, Monroe County Water Authority, and Monroe County Health Department. Comments have been received and plans are being worked on to address these. There is an existing storm water pond on the north east corner of the subdivision, with drainage on these lots to be directed there. These parcels will have terraced grading so that they are all approximately starting at the same height. There is currently a 20 foot drainage easement along Wilder Road, which will remain in place. Having homes on these lots will help with the drainage, as grass is planted, and fill is used. There are existing storm sewers which will also help.

The architectural design will be the same as the rest of the subdivision with single and 2 story homes.

The Public Hearing Notice was read at 7:11 pm by Chairman Ferguson. The Hearing was opened at 7:12 pm

Joanne Leslie asked about the drainage. Her lot is 36 Marjorie Lane and there is a lot of standing water at the rear of her yard. Kris reviewed the drainage plans as above. He stated that this should help with the

standing water issue along the back of the homes in Marjorie Lane. He did mention that this should also help with the drainage issues on Briana Lane as well.

The public in attendance also mentioned that there are concerns about construction “garbage” while these homes are being built. There is a box trailer on an empty lot on Marjorie Lane, with all types of left over construction supplies. There are issues with blocking the roadway at times as well, along with mud and dirt on the roads. Kris told the public present that this can be addressed through the Building Department directly. They do keep up with inspections as homes are being built. They can address any concerns that are related to this. Chairman Ferguson agreed with this suggestion.

Pamela Spross Tenny, who lives at 558 Wilder Road addressed the Board with her concerns regarding section 10 being built. She is concerned about the increased density and traffic. She and her family own a working farm that butts up to the subdivision. Pamela mentioned that in the last 20 years, the widening of Wilder Road has encroached on their land, making the road much closer to her home. Being on a working farm, they often have problems with traffic when they are planting and harvesting with their tractors. This includes speeding on Wilder Road. With the increased traffic, there are increased issues with speeding. She has had several situations when she was almost hit just getting her mail. They have had accidents with cars landing in their front yard as well. The other issue is that the families in the subdivision have recreational vehicles, 4 wheelers, dirt bikes, etc. that are constantly on their farm land. The land is posted with no trespassing signs. Another concern is that the Town seems to be losing a lot of their farm land due to subdivisions popping up on previously farmed fields. Discussion ensued on the Comprehensive Town Plans which are currently in the process of being built. Daryl Maslanka, who is on the committee for this, advised the public that they can certainly bring any concerns, questions, or ideas to this committee for review.

There being no further questions or concerns to address, the Public Hearing was closed at 7:37 pm.

The Board then addressed their comments. The set backs need to be updated on the plans. Chairman Ferguson stated that with the SEQR done with the initial plans for this subdivision it did not need to be done again. There being no further questions or concerns, **Mike Reinschmidt made a motion to grant preliminary approval to Section 10 of Wilder Estates on Wilder Road. Seconded by Ray Wenzel seconded the motion. Motion carried unanimously 5-0.**

CONTINUING BUSINESS

Site Plan	Single Lot	59 Parma Center Road
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Kris Shultz presented to the Board final plans for this single-family home.

The required signatures are on the plans:

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| Monroe County Water Authority | March 13, 2024 |
| Town of Parma Engineer | March 12, 2024 |
| Monroe County Department of Public Health | March 13, 2024 |

The Board asked if there was any word on whether New York State has accepted responsibility for the work needed to fix Parma Center Road, regarding the drainage issues identified at the March 4, 2024, meeting. Luke McGrath and Kris Schultz stated that they had not heard anything related to this. The Town Transportation Department is ready to work on the road as soon as the State issues the work order.

There being no further questions or concerns on these plans, **Daryl Maslanka made a motion to grant final approval to the site plan for single family home at 59 Parma Center Road. Seconded by Jack Wade. Motion carried unanimously 5-0.**

Fill Permit 3 Lots 4741 West Ridge Road

Kris presented updated plans for this fill permit request.

Chairman Ferguson reviewed the letter dated March 28, 2024, from the Town Engineer. These comments include the plans should show erosion and sediment controls, location of the spoils with new pond and filling in of old pond, details of proposed catch basin structures, end sections and outlet protection should be provided. The Board reviewed the presented plans. At the present time they do not show SPDES, erosion control and the existing leach fields. Discussion ensued. The Board felt that it was prudent to table this item until the plans include all the missing elements as stated above. **Motion made by Mike Reinschmidt to table this fill permit plans at 4741 West Ridge Road for updated plans. Seconded by Ray Wenzel. Motion carried unanimously 5-0.**

NEW BUSINESS

Fill Permit 1 lot 4820 West Ridge Road

Kris presented to the Board plans for a fill permit. The plans show fill for 0.95 acres of land, 6000 cubic yards (+/-) to level out the existing grade at this site.

The plans currently show erosion control. The dirt will come from the current construction site of a car dealership on Ridge Road West. There are Federal and State wetlands on the property. Kris stated that the area for fill will not encroach on any of these.

There being no further questions or concerns, **Mike Reinschmidt made a motion to approve a 90-day fill permit from the day of purchase with the understanding that Ridge Road West will be kept clean, and clear of construction equipment during the process. Seconded by Jack Wade. Motion carried unanimously 5-0.**

Mark Acker told the Board that this would be his last meeting as Liaison from the Town Board, as he was resigning his position on that Board as of 4/2/24.

There being no further business to discuss, Ray Wenzel made a motion to adjourn the meeting at 8:05 pm. Seconded by Daryl Maslanka. Motion carried unanimously 5-0.

Respectfully submitted,

Diane Brisson, recording secretary

Town of Parma Planning Board