

Town of Parma
Planning Board Meeting Minutes
August 5, 2024

Members Present:

Chairman: Daryl Maslanka

Executive Secretary: Luke McGrath

Ray Wenzel

Mark Lenzi

Nick Lukomskiy, Alt.

Tod Ferguson -Town Board Liaison

Members Absent:

Mike Reinschmidt

Jack Wade

Public Present: Ian Kutchman, Robert Avery, Timothy Jobes

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

The meeting minutes from July 15, 2024, were presented for approval. Chairman Maslanka requested that the word 'creating' was changed to 'updating' in the 2nd paragraph under the 1st agenda item.

Being no further questions regarding the minutes. **Ray Wenzel made a motion to approve the meeting minutes from July 15, 2024, as presented. Seconded by Mark Lenzi. Motion carried unanimously 4-0.**

Continuing Business

Commercial Site

4768 West Ridge Rd

Ian Kutchman from McMahon and LaRue presented commercial site plans that were last presented in August of 2023. The plans received comments from the town engineer and Mr. Kutchman had addressed the comments and concerns. He suggested that the comments would be more appropriate for a preliminary final site plan review. The screening was addressed for this meeting and plans were submitted.

Chairman Maslanka asked if Ian could give a summary on the project because there are new members on the board.

Ian Kutchman explained the plans were proposed for contractors' storage/operations facility. There would be 12 stalls that could be utilized for a contracting business. The plans show parking for each individual contractor renting out the stall. Mr. Kutchman mentioned that they have the septic design on the plans with passing perc tests and stormwater mitigation is addressed. Mr. Kutchman said screening was a concern for tenants on Dean Road to the north of the site. He provided a cross section from the peak of the building to the rear portion of the dwelling north of the site. Ian states there shouldn't be any visual impact with the existing screening.

Ray Wenzel asked what type of storage it would be for and would it be inside or outside. Mr. Kutchman said that it would be for light equipment like lawn mowers and bobcat type equipment. He said it will not be excavators and bulldozers.

Chairman Maslanka asked if there will be outside storage. Ian said there will be no outside storage, and all the storage will have to be inside.

Mark Lenzi said he thinks the idea is great from a zoning or code enforcement perspective, it gives people a place to go instead of running their business out of their garage. Mark asked what the building is going to look like. Ian said they don't have any architectural renderings at this point, but they will have those rendering as part of the final plans. Ian said it would most likely be a pole barn. Mark asked if the garage doors would be on the back side. Ian confirmed they would be on the back side.

Mark Lenzi said that he is interested in knowing what the building would look like from Ridge Road and what the plans would be for lighting. Mark asked if the parking would be out front and in the back. Ian said the parking in the front would be for the existing building, he said the plan is to keep the building that is currently up front, which is rented out by a spa business.

The board discussed the need for architectural designs to have an idea of what the proposed building would look like. There is going to be an update on the zoning code for commercial development and this may affect what new commercial buildings need to look like. The board advises that Ian work on architectural designs to the best of his ability without knowing what the new zoning code may be.

Chairman Maslanka asked Luke McGrath if there would be a need for the zoning board because of the number of parking spaces proposed. Luke said it needs to be determined if the use of the building trumps the commercial zoned classification, whether that will need a variance for the reduction of parking. The building department will investigate. The board also discussed that the new Zoning update may contribute to the reduction of parking.

There being no further discussion, comments or concerns, permission was given to move the project forward.

Site Plan 1 Lot 1209 Peck Rd

The was no one at the meeting to speak about this item.

Luke McGrath said that the building department received a call that the engineer for this project would not be able to make the meeting.

There being no further discussion, comments or concerns, **Mark Lenzi made a motion to Table the one lot site plan. Motion seconded by Ray Wenzel, carried unanimously 4-0.**

New Business

Split/Merge 286 & 292 Parma Center Rd

Robert Avery from Arrowpoint Land Surveyors presented to the board plans to split 2.7 acres from 286 Parma Center Rd and merge it to the existing lot at 292 Parma Center Rd. The 2.7 acres is apart of New York State Wetlands and there is no development proposed. The owners cannot farm the land and would like to give it to their son to be used as pasture.

The Board reviewed the plans. There were no questions or concerns.

Ray Wenzel made a motion to approve the split of 2.7 acres from tax acc # 043.02-1-19.002 (286 Parma Center Rd). Motion seconded by Nick Lukomskiy. Ray Wenzel made a motion to approve the merge of the 2.7 acres to the 5.025 acres at tax acc # 043.02-1-19.21(292 Parma Center Rd). Motion seconded by Nick Lukomskiy, carried unanimously 4-0.

There being no further business to discuss, Mark Lenzi made a motion to adjourn the meeting at 7:38 pm. Seconded by Ray Wenzel. Motion carried unanimously 4-0.

Respectfully submitted,

Christen Mensing, recording secretary,

Town of Parma Planning Board