

Town of Parma  
Planning Board Meeting Minutes  
October 7, 2024

Members Present:

Chairman: Daryl Maslanka

Luke McGrath

Ray Wenzel

Mark Lenzi

Tod Ferguson -Town Board Liaison

Jack Wade

Nick Lukomskiy, Alt.

Members Absent:

Mike Reinschmidt

Public Present: Kris Schultz, Timothy Jobes, Al Spaziano, Jim DiPasquale

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

The meeting minutes from September 16, 2024, were presented for approval. There being no further questions or corrections regarding the minutes. **Mark Lenzi made a motion to approve the meeting minutes from September 16, 2024, as presented. Seconded by Jack Wade. Motion carried unanimously 5-0.**

**CONTINUING BUSINESS**

Split/Merge

531,529- & 519-Peck Rd

Al Spaziano, owner, presented plans to the board for lot line adjustments to his 3 properties. Al said that there are no improvements being done, only moving lot lines for estate planning. Lot R-2 is gaining acreage and moving the lot line to the south 100 feet. Lot R-3A is splitting off the southern piece and it's being merged to Lot R-3 making it wider to the east.

The board discussed all the lines that will be altered and there were no other comments or concerns.

**Mark Lenzi made a motion to split 0.779 acres from Lot R-3, 531 Peck Rd, and merge it to Lot R-2, 529 Peck Rd making it a total of 4.068 acres. Mark Lenzi made a motion to split 8.988 acres from Lot R-3A, 519 Peck Rd, and merge it to Lot R-3, 531 Peck Rd, making it a total of 22.707 acres and 519 Peck Rd now totaling 4.542 acres. Seconded by Jack Wade. Motion carried unanimously 5-0.**

Split/Merge

928 Peck Rd

Kris Schultz presented to the board updated plans for the split of 3.154 acres from 928 Peck Rd. Kris said that they will be eliminating the electrical service from the existing barn that connects to the lot being created and they will be requesting a new electrical service from RG&E. Kris also pointed out that the main driveway to the agricultural buildings in the back is on the west portion of the lot and there is no need to create an ingress/egress easement.

There were no more questions or concerns. **Mark Lenzi made a motion to split 3.154 acres, Lot 1, from 928 Peck Rd creating Lot 2 of 174.7 acres with the condition that the electric service is removed as stated, seconded by Ray Wenzel. Motion carried unanimously 5-0.**

### NEW BUSINESS

Single lot

1347 Hilton Parma Crns Rd

Kris Schultz presented to the board a single lot site plan for a single-family dwelling. The plans show the house being placed on the other side of the creek, less than 900' from the right of way, and this will not affect any wetlands on the property. They are aware they will need either a sprinkler system or need to get state variances because the hydrant is far away. The owner of the property may have plans for subdividing in the future for his children.

Chairman Maslanka asked how long the driveway is going to be and Kris said that it's about 900 feet. Kris added they will ask the fire department to sign off on the variances if they're under 1000 feet. Jim DiPasquale, owner, said that he may go with the sprinkler system. Mark Lenzi said that they will also need to create a pull-off and a turnaround near the house so the fire trucks can turn around.

Mark Lenzi asked for the height of the proposed pole barn on the site plan because they may need to go for a variance, and he asked if there was an EPOD for the creek. Kris said that he doesn't believe there was, but they need to go through that. Kris asked, is it exempt if the pole barn was for agriculture use. Mark Lenzi said it is, but it would need to be exclusively used for agriculture, and they will need to bring that to the building department.

Mark Lenzi asked about any flood zone, Kris confirmed there was no FEMA flood zone map where the house is being built. There are federal wetlands along the creek. Jack Wade asked if the bridge was going to be a concrete slab. Kris said yes and that there was no need for a culvert pipe.

The Board had no further questions or concerns. Permission given to send plans out to the appropriate agencies for comments.

**There being no further business to discuss, Jack Wade made a motion to adjourn the meeting at 7:29 pm. Seconded by Ray Wenzel. Motion carried unanimously 5-0.**

Respectfully submitted,

Christen Mensing, recording secretary,

Town of Parma Planning Board