

Town of Parma Planning Board

March 15, 2021

Members Present:	Chairman:	Tod Ferguson
	Executive secretary:	Jack Barton (acting)
		Bob Pelkey
		Mark Acker
		Mike Reinschmidt
		Ray Wenzel (alt)
Members Absent		Daryl Maslanka

Public Present: Sue Toal, Matt Tuttle; Ed Martin Via zoom

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

The meeting minutes from 2/4/21 were reviewed. There being no changes or corrections, **Bob Pelkey made a motion to accept the 2/4/21 meeting minutes as presented. Seconded by Mark Acker. Motion carried unanimously 5-0**

The meeting minutes from 3/4/21 were reviewed. There being no changes or corrections, **Bob Pelkey made a motion to accept the 3/4/21 meeting minutes as presented. Seconded by Mark Acker. Motion carried unanimously 5-0**

Jack Barton stated the action under 273 Dean Road in the 1/7/21 meeting minutes, should be changed to an unlisted action, not a Type 1 action as is presently in the minutes. This is a single-family residence, although it is over 11 acres of property. **Mark Acker made a motion to change the motion from 1/7/21 from an unlisted action to, motion made to declare a Negative Declaration to the proposed unlisted action for 11 + acre project at 273 Dean Road. Seconded by Bob Pelkey. Motion carried unanimously 5-0.**

### PUBLIC HEARING

<u>Site Plan</u>	<u>One Lot</u>	<u>80 Winding Country Lane</u>
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Chairman Ferguson read the comments from the Monroe County Department of Planning and Development dated 9/22/2020.

Ed Martin reviewed all comments and they have been addressed.

The Board also reviewed the plans and agree that all comments have been addressed.

Ed stated that at the present time there are no plans to subdivide the property, but they do want to leave this option open.

Chairman Ferguson read the Legal Notice and Opened the Public Hearing at 7:14 pm.

There being no public present to speak for the project, the Public Hearing was closed at 7:15 pm.

Chairman Ferguson read through the long form of SEQR for an unlisted action. There was some discussion on whether this was a type 1 action or unlisted due to the size of the property. Ed Martin read from the DEC website states that a type 1 action applies to projects larger than 10 acres for commercial properties or multiple homes such as apartment buildings. The consensus is that this is an unlisted action. All questions on the long form were answered small or no impact. There being no further questions or concerns, **Mark Acker made a motion to declare a Negative Declaration to the proposed one lot site plan at 80 Country Winding Lane. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0.**



The Board questioned the zones of X and A on the plans.

Matt stated the zone X is outside of the flood zone area.

The Board requested the following information on the plans:

Location of the nearest hydrant

Location of the home from the road, at this time it appears to be approximately 1100 feet away from the nearest fire hydrant which will require a sprinkler system in the home.

Driveway detail must be added.

Areas to be cleared need to be marked on plans.

Add any wood lots to the plans.

Grading up to the creek bed and erosion control and buffer for the property.

Matt stated that the septic system is being moved to the south side of the property.

The Board agreed that the plans could be sent out to agencies for comments.

<u>Subdivision</u>	<u>5 lots</u>	<u>269 Parma Center Road</u>
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Matt Tuttle shared with the Board that these plans were originally approved in 8/2020. The client has made some updates to the plans. He is proposing to subdivide 3.5 acres from lot 3 and add it to lot 2. There will be no changes into the existing plans for the road. The house is being moved 100 feet further south on the property with the septic changing from a gravity system to a pump system. With these changes, the barn would be in front of the home. The total acreage of this new lot would be approximately 9 acres.

The Board discussed that they would have to make sure that the home and barn meet the setbacks for the Town. There was some question about there being a need to seek a variance from the Zoning Board with the barn now being in front of the home. This will be investigated.

The Board had no further questions or concerns and agreed that the plans could be sent out the appropriate agencies for comments.

There being no further business to discuss, **Mark Acker made a motion to adjourn the meeting at 8:50 pm. Seconded by Bob Pelkey. Motion carried unanimously 5-0.**

Respectfully submitted,

Diane Brisson,

Recording Secretary Town of Parma Planning Board