## Town of Parma Planning Board

January 6, 2022

Members Present: Chairman: Tod Ferguson

Executive secretary: Mark Lenzi

Mark Acker

Ray Wenzel

Daryl Maslanka

Members Absent: Mike Reinschmidt

Public Present: Charles Nesbitt, Rich Maier, Jim Roose Town Supervisor

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

## **PUBLIC HEARING**

Commercial Site Plan One lot 447 Manitou Road

Chairman Ferguson read the following letters:

Town Engineer: 11/11/21

Monroe County Department of Planning and Development: 11/23/21

Discussion on whether the Monroe County Department of Health signature would needed on the plans. The above letter states that it is not needed. However, as there is a new leach field being put in and the Board would like the Department of Health to sign off on the plans.

All comments on the letters have been addressed. The handicap parking area and entrance to the building will be paved. The silt fencing has been added for drainage and erosion. The Wetlands have been designated on the maps.

Chairman Ferguson read the legal notice at 7:15 pm and opened the Public Hearing.

There being no one to speak for or against the project in the audience, the Public Hearing was closed at 7:16 pm.

Chairman Ferguson went through SEQR parts 1 and 2 for this Type 1 project. Questions 1-11 on part 2 were all answered none or small impact.

There being no further questions or concerns, Mark Acker made a motion to declare a negative declaration for the Type 1 action SEQR for the commercial project at 447 Manitou Road. Motion seconded by Ray Wenzel. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

The Board advised that all signatures need to be on the plans prior to request for final approval.

Charles advised the Board that they will be applying for a variance for the distance from the fire hydrant through New York State. The Fire Department agrees with this plan.

There being no further questions or concerns, Ray Wenzel made a motion to grant preliminary approval for the commercial project at 447 Manitou Road. Motion seconded by Daryl Maslanka. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

Property split/merge

2 lots

24 & 40 Hinkleyville Road

Rich Mair presented plans to the Board to split a parcel from 40 Hinkleyville Road and merge it with the property at 24 Hinkleyville Road. The total split/merge is 0.258 acres. This action will leave both properties in line with Town codes for size and setbacks.

The Board reviewed the plans. There were no questions or concerns, Mark Acker made a motion to split 0.258 acres from tax account # 71.01-002-003.116 40 Hinkleyville Road and add it to tax account # 71.01-002-003.114 24 Hinkleyville Road for a total acreage of 0.861 acres. Motion seconded by Daryl Maslanka. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

Property merge

2 lots

1323 & 1325 Hilton Parma Corners Road

Rich Maier presented to the Board plans to merge these 2 properties which were part of the Frank subdivision. The parcel to be merged is the back portion of the subdivision.

The Board reviewed the plans. There being no further questions or concerns, Daryl Maslanka made a motion to merge tax account # 43.03-001-0355.1 1323 Hilton Parma Corners Road to 43.03-001-035.2 1325 Hilton Parma Corners Road for a total acreage of 1.243 acres. Motion seconded by Mark Acker. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

The Board had discussion with the Mark Lenzi on changing the dates of future meetings from the third Thursday of the month and third Monday to the first and third Mondays of the month avoid conflict with Town Court. This will be reviewed to see if changes can be made for this year, and if not, this will be the schedule going forward starting in 2023.

There being on further questions or concerns, Ray Wenzel made a motion to adjourn the meeting at 7:35 pm. Seconded by Mark Acker. Motion passed unanimously, 4-0 (Mike Reinschmidt absent).

Respectfully submitted,

Diane Brisson, Recording Secretary

Town of Parma Planning Board

Electronically signed