# Town of Parma Planning Board

March 21, 2022

Members Present: Chairman: Tod Ferguson

Executive secretary: Mark Lenzi

Ray Wenzel

Mike Reinschmidt

Jack Wade

Nick Lukomskiy (alt)

Members Absent: Daryl Maslanka

Town Liaison: Mark Acker

Public Present: Laura Chinappi, Nicholas Marello, Trina Bradley, Crystal Marello, Rick Diraulo, Kris Schultz

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

The Board reviewed the meeting minutes from 3/3/22. Chairman Ferguson noted a correction needed o the minutes, First paragraph for review or meeting minutes from 1/6/22. It should say, There being no corrections,. Mike Reinschmidt made a motion to accept the meeting minutes from March 3, 2022, with the above stated correction. Seconded by Ray Wenzel. Motion carried unanimously 5-0.

### **CONTINUING BUSINESS**

Commercial Site Plan 2 lots 1635-1637 Manitou Road

Rick Giraulo presented the final plans to the Board for this commercial site plan, for a public storage unit facility. The Board reviewed the plans. The following signatures were on the plans:

Monroe County Department of Health: 2/2/22

Monroe County Department of Water: 12/21/21

The signature for the Town Engineer is not on the plans. Mark Lenzi did not have a letter from the Engineer stating he had no concerns. Therefore, the Board is not able to sign the plans. Ray Wenzel made a motion to table without prejudice the final approval for the Commercial site plan at 1635-1637 Manitou Road until signature is obtained from the Town Engineer. Motion seconded by Jack Wade. Motion carried unanimously 5-0.

#### **NEW BUSINESS**

Single Home Site plan 1 lot 902 Burritt Road

Kris Schultz presented to the board conceptual plans for this 1 home building site. This property was part of a subdivision that was approved a few years ago. The site already has a barn on the property which has public water and electricity to it. The septic will be a modified raised system. There is an existing pond on the property which is a Federal Wetland, but the building and construction area is far enough away from it to not need a permit. The driveway that is existing is gravel.

The Board reviewed the plans. The distance from the closest fire hydrant is not on the plans and should be added. The Board also had questions on if and when a variance was given for the barn to be built on the property without an existing residence. Mark Lenzi stated that he would review the records for this and let the Board know the date. Mark mentioned that the current driveway is lined with trees, there would need to be documentation that there is enough room for fire equipment to get to the home without hitting the

trees. The Board has no further questions or concerns. Kris will send the plans out to the appropriate agencies for comments.

## **MISCELLANEOUS**

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## Conceptual Commercial Business

1 lot

1235 Hilton Parma Corners Road

Crystal Marello explained to the Board her plans to open a Cafe and Preschool teaching and play area. She stated that the café would serve coffee and baked goods to start with. She would have tables, chairs in the café area and play items in the area for the children. She wants to hold classes for preschoolers as well, such as mommy and me yoga. It will not be run as a daycare. Parents will be required to stay with their children. She is going to be building a kitchen area and has contacted the Monroe County Department of Health regarding this and the septic requirements as there will be a bathroom in the building as well. She is collaborating with an architect to make sure that the entire space is ADA compliant. The main entrance that will have a ramp to it will be on the side of the building. There will be a door on the front of the building as well. She plans to incorporate a sign pointing out the way to the main entrance. She has no major plans to make changes to the outside of the building.

The Board had questions on the number of parking spots. The owner of the building, Laura Chinappi, stated that the other tenant in the building stated he would share his parking spots with her. The Board asked that they get this in writing and give the town a copy of this agreement.

The Board asked the anticipated number of people in any given class. Crystal stated at the most there would be ten people at a time.

The Board asked about the proposed signage for the business. Laura stated that there would be a sign on the front of the building and along the side where the main entrance will be located. She anticipates having a hanging sign to designate that entrance. She does not anticipate having any signage near the road.

The Board has no further questions or concerns. Crystal will continue to work on her plans for this proposed business.

There being no further business to discuss, Ray Wenzel made a motion to adjourn the meeting at 7:30 pm. Seconded by Jack Wade. Motion carried unanimously 5-0.

Respectfully submitted,

Diane Brisson, Recording Secretary

Town of Parma Planning Board

Electronically signed