

Town of Parma Planning Board

May 16, 2022

Members Present: Chairman: Tod Ferguson
Executive secretary: Mark Lenzi
Ray Wenzel
Mike Reinschmidt
Jack Wade
Nick Lukomskiy
Members Absent: Daryl Maslanka

Public Present: John Hotto, Matthew Brooks, Peter McCann, Ronald Soule, Kathy Soule, Bob King, Matt Tuttle

The meeting was called to order at 7:00 pm by acting Chairman Tod Ferguson.

Chairman Ferguson announced that the order of the agenda will be changed allowing the third item to go first.

CONTINUING BUSINESS

Subdivision 2 Lot 56 Parma Center Road

The Board reviewed the plans presented. There is a missing signature from the Monroe County Department of Health. Mark Lenzi reviewed the information he had received. It was noted that the commitment letter did not contain a signature or authorization instead was instructions on what signatures to get.

Due to not having the signatures needed, **Mike Reinschmidt made a motion to table the final approval on the 2 lot subdivision at 56 Parma Center Road until correct signatures are on the plans. Seconded by Ray Wenzel. Motion carried unanimously 5-0.**

PUBLIC HEARING

Subdivision 2 Lot 119 Bailey Road

Chairman Ferguson read the letters for received from:

Town Engineer: 2/11/22

Monroe County Dept of Planning and Development:1/5/22

North Greece Fire Department: 12/23/21

All items in each letter, have been addressed and updated on the plans. This property has a septic system. Matt Tuttle from Schultz Associates stated that the Zoning Board approved variances for substandard lot width.

The Board asked to have the following notes on the plans:

870 feet from nearest hydrant to front door of Lot 2.

Station the driveways.

Chairman Ferguson went through SEQR for this project. Questions 1-11 were answered, “no or small impact”.

There being no further questions or concerns, Mike Reinschmidt made a motion to grant a Negative Declaration to the unlisted project at 119 Bailey Road. Jake Wade seconded the motion. Motion carried unanimously 5-0.

Chairman Ferguson read the Legal Notice and opened the Public Hearing at 7:15 pm.

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

There being no further questions or concerns, Ray Wenzel made a motion to grant Preliminary Approval to the 2-lot subdivision at 119 Bailey Road. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0.

Subdivision 15 lots Davison Beach Road

John H. from LandTech Surveying & Planning P.L.L.C. presented to the Board updated plans for this 15-lot subdivision. This is an 8.74 parcel of waterfront property. The Board reviewed the plans.

Chairman Ferguson read the following letters from:

Monroe County Department of Planning and Development: 3/2/22

Town Engineer: 4/20/22

Dept of Planning and Development asked how many acres on the property are planned to be disturbed? John stated approximately 3.05 acres.

Town Engineer letter asked to have turn around placed for every driveway. Have the house pads filled to help with drainage. The Board noted that the land for the project is very flat in nature. Need to have the preliminary and actual drainage plans put in place on the plans.

The Board asked how much fill would be used. John stated that there will be a 17% impervious material cover on the entire project.

It is noted that there are no wetlands or streams on the property. There is a water main on Davison Beach Road, so no new main will need to be placed. Therefore, no need for Water Department approval.

There are no utilities on the plans at all. These need to be added to the plans along with the drainage notes as above.

Chairman Ferguson read the Legal Notice and opened the Public Hearing at 7:25 pm.

Ron Soule noted concerns regarding the drainage and if it will affect his property on Zellweger Beach. He is very concerned about this, as they have some issues with drainage already. Discussion ensued regarding this issue. John H. stated that the natural flow of drainage will remain the same. Mr. Soule asked about the DEC regulations for the height of homes above lake level. The Board noted that the proposed height is within the DEC regulations. Mr. Soule asked to have the DEC sign off on the plans to make sure that the regulations are all compliant.

Mark Lenzi reviewed with those present, that the FEMA flood elevation is 250 feet. He also stated that the DEC is responsible for wetlands, coastal flood zone, but likely does not have authority to review and sign off on the plans for drainage or anything else. The Town will reach out to the DEC to confirm. Mark feels that at this point, due to the flatness of the land in this project the drainage will likely be more of a problem for the project than the surrounding existing homes.

Mr. Soule wants to make sure that the drainage continues to go to the East.

Pete McCann also had the same concerns with drainage. He also is concerned with the proposed number of homes and increasing the traffic and population in the area. He does not feel that 17% impervious material addition is adequate. He also suggested that the drainage be routed east along Alder Beach Road. Mr. King, the owner of the property advised that there is an existing drainage pipe along Alder Beach Road.

The Board feels that the Town Engineer J.P. Schepp of MRB should do a site visit to address the drainage issues. The Board also asked that all utilities be placed on the plans along with the plans for drainage.

Mark Lenzi also asked that the lot lines on the existing King property with the existing homes be clarified on the plans. Due to the multiple questions and concerns the Public Hearing will remain open at this time.

There being no further questions or concerns at this time, Ray Wenzel made a motion to table without prejudice the 15-lot subdivision on Davison Beach Road, until Town Engineer is able to make a site visit and address the drainage issues, along with the utilities being added to the plans. Seconded by Jack Wade. Motion carried unanimously to 5-0.

There being no further questions or concerns Ray Wenzel made a motion to adjourn the meeting at 8:10 pm, seconded by Mike Reinschmidt. Motion carried unanimously 5-0.

Respectfully submitted and electronically signed

Diane Brisson

Town of Parma Planning Board Secretary