

Town of Parma Planning Board

June 6, 2022

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

Public Present: Matt Brooks, John Hotto, Kris Schultz

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

The meeting minutes from May 2, 2022, were reviewed. There being no changes or questions, **Ray Wenzel made a motion to approve the meeting minutes as presented. Seconded by Daryl Maslanka. Motion carried unanimously 4-0 (Jack Wade and Mike Reinschmidt absent).**

The meeting minutes from May 16, 2022, were reviewed. **There being no changes or questions, Daryl Maslanka made a motion to approve the meeting minutes as presented. Seconded by Ray Wenzel. Motion carried unanimously 4-0 (Jack Wade and Mike Reinschmidt absent).**

CONTINUING BUSINESS

Chairman Ferguson stated that Item 2 on the agenda will be addressed first.

Subdivision 2 Lots 56 Parma Center Road

These plans were presented for final approval at the last meeting, but the required signatures were not on them. They are presented again with the following signatures:

Town Engineer: 5/9/22 Monroe County Health Department: 5/18/22

Monroe County Water Authority: 5/16/22

The Board had no questions, concerns, or comments. **Ray Wenzel made a motion to approve the plans for a 2-lot subdivision at 56 Parma Center Road. Seconded by Daryl Maslanka. Motion carried unanimously 4-0 (Jack Wade and Mike Reinschmidt absent).**

Site Plan 1 lot 902 Burritt Road

Kris Schultz presented to the Board the final plans for this one lot site plan for a 1 family home. The plan had the following signatures:

Town Engineer: 5/20/22 Monroe County Health Department: 5/21/22

There is an existing water line at the site, therefore, no signature was needed from the Monroe County Water Authority.

Chairman Ferguson read the letter from the New York State Office of Parks, Recreation and Historic Preservation dated 5/19/22. The letter states that there is no impact to any archeological and/or historic resources.

There being no further questions or concerns from the Board, **Daryl Maslanka made a motion to give final approval for the single-family home site plan at 902 Burritt Road. Seconded by Ray Wenzel. Motion carried unanimously 4-0 (Jack Wade and Mike Reinschmidt absent).**

Subdivision 119 Bailey Road

Kris Schultz presented the final plans for the Buell subdivision at 119 Bailey Road. The plans have the following signatures on them:

- Town Engineer: 5/24/22
- Monroe County Department of Health: 6/1/22
- Monroe County Water Authority: 6/3/22 (letter presented to Board by Kris Schultz, copy to be made).

The Board has no further questions or concerns, **Ray Wenzel made a motion grant final approval to the Buell subdivision at 119 Bailey Road. Seconded by Daryl Maslanka. Motion carried unanimously 4-0. (Jack Wade and Mike Reinschmidt absent).**

Davison Beach Subdivision 15 Lots (2 existing) 14 Huffer Road

John Hotto from Fisher Associates presented updated plans for this subdivision for preliminary approval.

Chairman Ferguson read the letter from the Town Engineer dated 6/1/22. There is still a concern about the extreme flatness of the land and drainage related to this.

John addressed the drainage issues by stating that they initially were going to place culverts under every driveway. They have since updated this to using a sag vertical curve on Lots, 4, 5, 14, &15 with a swale.

It has been suggested that a 10-foot-wide easement on all lots be provided to allow for drainage issues.

John also advised that he has met with Jim Christ for a site visit. They would like to clean out the culverts on Alder Beach Road to also help with the drainage. He states that ¾ of the land involved in this project drain to the East, only ¼ drains to the west. He stated that their goal is to maintain the current natural drainage pattern but as the Board has stated this may be difficult due to the flatness of the land and the difficulty in adding swales or verticality. They will be adding fill to provide for positive drainage as well. He stated that lot 3 does drain to Huffer Road naturally. John stated that he had sent the plans to the Town Engineer today, and he had no response as of meeting time.

Chairman Ferguson and the Board felt that without the comments from the Town Engineer and the particularly important concerns over drainage, that it would be appropriate to table the request for preliminary approval until the next meeting. **Daryl Maslanka made a motion to table the project for 15 lot subdivision at Davison Beach for preliminary approval until comments from the Town Engineer have been received. Seconded by Ray Wenzel. Motion carried unanimously 4-0. (Jack Wade and Mike Reinschmidt absent).**

NEW BUSINESS

Site Plan One Lot 4930 West Ridge Road

There was no one at the meeting to discuss this project. Plans have been submitted but the scale of same was too small, making it unreadable.

Ray Wenzel made a motion to table the one lot site plan at 4930 West Ridge Road without prejudice due to lack of appropriate plans, information, and representation. Seconded by Daryl Maslanka. Motion carried unanimously 4-0. Jack Wade and Mike Reinschmidt absent.

Mark Lenzi advised the Board that the plans are to modify the existing driveway to 18 feet.

The Board stated that the plans need to include the location and use of each building on the property, if the pond is still appropriate to use for fire protection, as the property is approximately 3800 feet from the nearest fire hydrant.

Merge 2 lots 1216 & 1220 Parma Center Road

Kris Schultz presented to the Board plans to merge these 2 lots. The lot at 1220 Parma Center Road currently is Mico Transmissions. Mr. Colakoglu has purchased the property at 1216 Parma Center Road. He plans to merge the properties and add additional parking spaces on the east side of the property. He has received a variance to put up a 6-foot vinyl fence on the north and the east sides of the property. There will be no building or sanitation changes. There will be a buffer zone added as well. This will increase the parking to 44 spots.

The Board has concerns about the present “junk” that is on the property which is the subject of a legal case currently. Mark Lenzi stated that there are no allowances for “junk yards” in the Town Code. The Board asked to have the Town Code approved uses for zoning in at location of the property added to the plans.

Kris also told the Board that the lighting that will be added, will face down so as not to shine into any existing homes or cause any traffic issues at the 4 way stop at the corner of Parma Center Road and Hilton Parma Corners Road.

The Board gave the approval to proceed with the plans with the requested information to be placed on the plans along with the regular requirements.

MISCELLANEOUS

Fill Permit Renewal 1 lot 4618 Ridge Road West

Kris Schultz present to the Board the request to renew the fill permit for Miller Sports Complex. Mr. Miller is currently working with a contractor to address the sloped area on the Manitou Road side of the complex. He states that there has been no approval from New York State Department of Transportation yet regarding this project. He had been working on the project, then stopped, and now wants to start working on it again.

The Board reviewed that the area of disturbance will be 1.68 acres and will therefore, need a SWPP plan sent to the Town Engineer for approval. There is currently no silt fence on the site. This needs to be addressed immediately. The Board also requested that an active NYS DOT permit be obtained.

Kris stated that the proposed sewer pipe is heavy duty and will be able to hold any fill that is placed on top of it. He also stated that they will advise that the contractor contact the Town to see what needs to be done to make the project in compliance with Town code.

The Board had no further comments or concerns. **Daryl Maslanka made a motion to grant a 90-day renewal fill permit to the project at Miller Sports Complex at 4618 Ridge Road West with the understanding that the SWPP plan will be sent to the Town Engineer, an active NYS DOT permit will be obtained, and a silt fence will be added to the site immediately. Seconded by Ray Wenzel. Motion carried unanimously 4-0. Jack Wade and Mike Reinschmidt absent.**

There being no further business to discuss, Ray Wenzel made a motion to adjourn the meeting at 8:05 pm. Seconded by Daryl Maslanka. Motion carried unanimously 4-0. Jack Wade and Mike Reinschmidt absent.

Respectfully submitted,

Diane Brisson

Town of Parma Planning Board Recording Secretary

Electronically signed