

Town of Parma Planning Board
October 3, 2022

Members present:

Acting Chairman: Daryl Maslanka

Executive Secretary: Mark Lenzi

RayWenzel

Jack Wade

Nick Lukomsky

Mark Acker

Town Board Liaison:

Members absent:

Mike Reinschmidt

Tod Ferguson

Public Present: Ellen Barrett, Dick Barrett, Bridget Cook, John Scirabba, James Beehler, Valerie Iman, Dave Iman, Helen Gordon, Fred Shelley, Chris Vincent, Terri Robson, Jack Edmond

The meeting was called to order at 7 pm by Acting Chairman Daryl Maslanka

PUBLIC HEARING

Single home site plan

1 lot

907 Burritt Road

Acting Chairman Daryl Maslanka read the Public Notice and the Public Hearing was opened at 7:02 pm.

The following letters were read:

Monroe County Department of Planning and Development: 9/26/22

Monroe County Department of Health: 9/26/22

Monroe County Department of Transportation: 9/26/22

Mark Lenzi the Town Engineer letters from 9/6/22 and 9/15/22, all comments have been addressed.

The Monroe County Department of Health approved the septic in 2008 and it does not need to be readdressed at this time.

The SEQR was also approved in 2008 and does not need to be repeated.

This subdivision is being done in phases. The first was approved on 3/6/08. There was an extension granted with the second phase needing to be done by 10/3/24.

Acting Chairman Maslanka asked for any public comments or concerns:

Mr. Jack Edmund stated that he has concerns for changes that may occur in the existing storm water flow. He and his neighbors that live at 1074 and 1082 Clarkson Parma Townline Road already have drainage issues related to this parcel of land in his opinion.

Mark Lenzi spoke stating that this land has an address of 907 Burritt Road, but the property will be fronted on Draffin Road with a Draffin Road address. At this time due to the location of this particular lot,

there should be no issues with drainage on Clarkson Parma Townline Road. However, if any further lots are to be developed, there will have to be a storm water drainage plan in place.

There being no further comments, questions or concerns, the Public Hearing was closed at 7:12 pm.

The Board had no further questions or concerns, therefore, **Jack Wade made a motion to grant preliminary approval for this single dwelling site plan at 907 Burritt Road with the plan for this home to have a Draffin Road address when built. Second by Ray Wenzel. Motion carried unanimously 4-0 (Tod Ferguson and Mike Reinschmidt absent).**

CONTINUING BUSINESS

Subdivision	13 lots	Davidson Beach (14 Huffer Road)
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Mark Lenzi informed the meeting attendees that the Public Meeting is still open from the previous meeting on 9/19/22. He also let everyone know that JP Schepp, the Town Engineer was in attendance to answer questions or concerns that may be raised, and he is able to answer.

John Sciarabba showed the current plans which show 13 new lots which meet zoning requirements. They will all have public water, will be hooking into the proposed new sewer district. The concerns about drainage have been reviewed with both the Department of Transportation and the Town Engineer, who at this point have no further questions or concerns.

JP Schepp addressed the Board and attendees. He stated that he has reviewed the plans and the letter from 9/27/22 requested information on storm water controls and sewer system capacity. He states that these are all single-family homes that meet all zoning requirements. There are no variances required. The plans meet all requirement for the NYS SWPP permit. The proposed new sewer district all has the capacity to meet the needs of these added homes on a main sewer branch. He has no additional engineering concerns.

Mark Lenzi stated that the developer will need to put in their own equipment to hook into the sewer system. Every home will have its own grinder pump which will be maintained by the Town.

The attendees expressed concerns about the lake level after it reaches 247 feet. The concern is that after this point, the storm water will not flow as it should.

JP Schepp stated that the proposed 12-inch pipe is an adequate size to catch all the drainage on lots 11, 8-2. The water on lot 2, should "daylight" out. The water has a drainage pattern that runs south to west to the wetlands. These patterns have been studied and at this point it has been determined that there should not be a great deal of altering to them.

Mark Lenzi stated that he had spoken with the Highway Superintendent, J. Christ who states that the water will flow south from Davidson Beach then east.

Bridgett Cook, attorney at law, who represented the Alder Beach Road Association, read a letter that she had sent to the Town dated 9/30/22. She states that she emailed it to the Town, but Mark Lenzi stated that he had not gotten the letter. In essence it states that the SEQR should be a Type 1 and not a short form. She is also asking for an environmental impact study to be done. See attached letter for full details.

Dick Barrett who lives at 1 Alder Beach and is the President of the Association, stated that he is concerned about the increased population and home density related to these plans. He is very

concerned about the lake level and the problems that likely will arise when the lake reaches more than 247-248 feet. He stated during the flooding that occurred in 2109 the Town did an excellent job of pumping out the wetlands. He states that when the lake level is high, it feels the wetlands which when they are filled there is no where for the water to flow to causing flooding. He also expressed concerns about adding 13 additional homes to the proposed sewers system, which is not yet built and in working condition. He is suggesting an analysis from zoning on the sewers system once it is up and running to see if the additional homes would cause a problem.

Ellen Barrett stated that on Ampor Beach, the flooding occurs on the south side of the road from Alder Beach. She states that the Alder Beach Association owns the road and maintains it. She too is concerned about the drainage.

Valerie Iman who lives at 6 Alder Beach road states that she is concerned that the 12-inch pipe will not be sufficient to manage any flooding waters. She feels that the Town should be more proactive than reactive with flooding and drainage concerns. She is also concerned with the possibility of removal of trees and brush due to the development of this proposed subdivision. It will alter views and could cause environmental issues as well.

Ellen Gordon who lives at 11 Alder Beach asked if the Board had done a visual in person visitation at the site. She is concerned with the possibility of the change in view with homes along the parkway.

The public stated that there will be no beach access for these proposed homes on Davidson Beach. The beach roads are private roads maintained by the home owners. They are concerned about these new home owners going onto their properties to get access to the water.

Mark Lenzi stated that the last time any zoning changes were made was in 2010. Discussion on building requirements ensued with the following outcome:

The homes planned meet the building requirements. They will have a residential water district. There will be only 3.8 acres of proposed land disturbance. There will be an additional 17% additional impervious area added to the parcel. The plans are to build these homes after the sewer district has been built and in working order. There is a conversation easement 40 foot wide along the north line of the parcel which will prevent home owners from removing existing trees.

John Sciarabba stated that all the land north of the Parkway is zoned lakeside residential.

David Iman stated that he is concerned that even with the 40-foot easement, who will monitor this? If owners take the trees down what will happen after the trees have been taken down?

Mark Lenzi stated that the Building Department will oversee monitoring this area. He advised if any activity regarding removal of trees they should contact the Building Department. He advised that the if needed the developer will need to get any permits from the Department of Environmental Conservation (DEC).

John Sciarabba stated that the plans used a level of 250 feet, and the wetlands are outside of this level. They did not submit the plans to the DEC for approval or comments.

Mark Lenzi asked if the DEC was aware that the drainage pipe will be in the wetlands? If not, he asked to have the plans reviewed by the DEC.

John stated that he will send the plans to the DEC for comment.

Mark Lenzi also advised that he had spoken to the Town Attorney. She advised that the Board cannot deny the plans if all Town Standards, zoning requirements, regulations have been met. She also advised that the Board should take their time and review the SEQR and answer the questions with good input from all members.

The Board listened to all comments from the public. With Chairman Ferguson and Mike Reinschmidt not at the meeting, the entire Board as well as Mark Lenzi felt that this project should be tabled without prejudice at this time, and the Public Hearing be left open. They would like to be able to review the letter sent by Attorney Bridgett Cook as well. They will speak with Town Attorney. **Ray Wenzel made a motion to table the proposed 13 lot subdivision at 14 Huffer Road without prejudice until the Board has been able to review the letter from Attorney Bridgett Cook, speak with the Town Attorney, and have all the Board members available at the next meeting. Seconded by Jack Wade. Motion carried unanimously 4-0, (Tod Ferguson and Mike Reinschmidt absent).**

NEW BUSINESS

Site plan 1 lot 282 Dean Road

Fred Shelley presented to the Board plans for a single-family dwelling on this site. This is a 6.4-acre property. There is an existing dwelling on the site, which will be demolished. There is an existing driveway which will remain. There is an existing water line and storm water system in place. This will be a raised bed septic system. The septic is proposed to be north of the existing system, but south of the wooded areas. The wooded areas will be retained. There are portions of the plan which are in the 100-foot flood zone. The proposed home will be built 2' above the Base Flood Elevation which is 369 ft. This will be a SEQR with a Type 2 action. There is a current fire hydrant at the end of the driveway. The home will be set back about 115 feet from the road. There is a full basement planned. The house will be raised using fill from excavation at the rear of the parcel and the building process. They will be working with FEMA regarding the flood zone. The egress/window wells will be placed 2 feet above grade. There will be an architect who will be submitting the actual home plans.

Mark Lenzi advised that the architect have experience with working on properties with flood plains on them.

There is a gravel driveway in place that belongs to the neighbor next door who uses this to get to the pole barn in the back of his property. Mark advised that there needs to be legal agreement and it needs to be documented on the plans for this.

The plans will have the standard Town of Parma notes and will have an agricultural district note added if needed.

The Board had no further questions or concerns. Permission given to send plans out to the appropriate agencies for comments.

Property split merge 2 lots 800 & 804 Parma Center Road

The Board reviewed plans submitted by Schultz Associates for a split and merge on this property. The proposal is to split 3 acres from lot #1 which is 18.846 acres and merge it to lot #2. There being no concerns or questions, **Ray Wenzel made a motion to split land from lot #1 and merge it to lot #2 per the designed plans. Seconded by Jack Wade. Motion carried unanimously 4-0 Tod Ferguson and Mike Reinschmidt absent.**

There being no further business to discuss, **Jack Wade made a motion to adjourn the meeting at 8:58 pm. Seconded by Ray Wenzel. Motion carried unanimously 4-0, Tod Ferguson and Mike Reinschmidt absent.**

Respectfully submitted with on line signature,

Diane Brisson, Recording Secretary
Town of Parma Planning Board