

Town of Parma Planning Board
November 7, 2022

Members present:

Chairman: Tod Ferguson

Executive Secretary: Mark Lenzi

Mike Reinschmidt

Nick Lukomskly

Daryl Maslanka

Town Board Liaison:

Mark Acker

Members absent:

Ray Wenzel

Jack Wade

Town Attorney:

Maureen Werner

Public Present: Bridget Cook, John Scirabba, Valerie Iman, Dave Iman, Helen Gordon, Bob King, Josh Judkins, Jeff Brown, Jeff Berends

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

The meeting minutes from September 19, 2022, were presented to the Board for review. There were no questions or corrections on the minutes. **Daryl Maslanka made a motion to approve the Planning Board meeting minutes from September 19, 2022, as presented. Seconded by Nick Lukomskly. Motion carried unanimously 4-0 (Ray Wenzel and Jack Wade absent).**

CONTINUING BUSINESS

Davison Beach

Subdivision

14 Huffer Road

John Scirabba presented updated plans to the Board for this subdivision. He told the Board that the wetlands have been delineated on the map as requested at the last meeting. They worked with a BME biologist to delineate the wetlands. There is a slight impact to the wetlands on lots 9-12. Therefore, the lot sizes have been adjusted. They will now be 100 feet wide with a conservation easement delineated by a split rail fence on the lot lines. This fence will be installed prior to any construction being done.

There will be 560 feet of 12-inch pipe placed north of Davison Beach Road to address any storm water impact on the wetlands, which has been determined to be minimal at this time per Mr. Scirabba. There will be easements for the Monroe County Water Authority and an environmental one to protect the existing tree line on the property.

The Board asked about the length of the slit fence on the plans. It appears to end short of the drainage area. John will review and make corrections on the plans to extend to the end of the area. The Board also asked who would be maintaining the split rail fence that will separate the wetlands from the lots. The Board discussed this. At this time a note will be placed on Lot #9 that there will be no construction on this lot until the silt fence has been placed to help protect the wetlands.

Chairman Ferguson announced that the Public Hearing was still open and asked for any further public comments.

Bridget Cook, attorney for the Alder Beach Association stated that she had sent a letter to the Board with continued concerns regarding the drainage issues with this proposed subdivision. A copy of this letter was presented to the Board. She stated that this should be a Type 1 action per the Town Code.

It will be noted that there is a proposed buffer zone to provide protection to the wetlands as discussed above.

Mark Lenzi addressed the Board stating that per the Town Code if there is no construction to be done in the wetlands, then it does not meet requirements for a Type 1 action. The Town Attorney, Maureen Werner, agreed with this. She stated that a biologist had worked with Mr. Scirabba with the plans for the wetland delineation. The plans reflect that interaction and decision-making.

Discussion ensued further on the drainage issue. There was a question if the proposed drainage quantities were ever received. The Board stated that they had been, per the previous meeting minutes, JP Schepp the Town Engineer agreed that the plans reflect these quantities. There will be no change in the flow of the drainage as it is presently.

Valerie Iman, 6 Alder Beach, asked about the turn around that presently exists at the end of Alder Beach Road. She asked if this will be removed? She did state that Alder Beach is a private road and is maintained by the Association.

Mark Lenzi addressed this. He stated that he does not believe that the existing turn around is in the construction zone and should remain as is at the present time. He requested that the gravel area labeled on the current plans, be changed to gravel turn around.

Jeff Brown, 13 Alder Beach, asked the Board why this could not be done as a Type 1 action due to possible impacts that could occur. The Board addressed this stating that a study had already been done and the wetlands delineation had been determined as is on the plans.

Bridget Cook stated that she agreed that it should be done as a Type 1 action.

Chairman Ferguson stated that the Planning Board is the lead agency that will be determining SEQR action.

There being no more comments or concerns. The Public Hearing was closed at 7:25 pm by Chairman Ferguson.

Part 2 of SEQR was read and answered by Chairman Ferguson with comments from the Board.

- Question
- 1: None or small impact.
 2. Small impact, meets the requirements in the Town Master Plan.
 3. Small impact, meets the requirements in the Town Master Plan.
 4. None identified in Part 1 of SEQR, which is regulated by New York State.
 5. Small impact. This is a public road and the percentage of increase in traffic is minimal.

6. Small impact. This will be built to New York State Energy efficiency guidelines.
7. Small but meets the limits.
8. None. No archeological sites were identified in Part 1. This is regulated by New York State.
9. None. No flora or fauna was identified in Part 1. The wetlands have been identified and a buffer has been planned for the New York State identified wetlands.
10. Small impact on erosion and flooding per plans.
11. Small impact on environmental health with construction and trucking used in construction.

Mike Reinschmidt made a motion to grant a Negative Declaration to this unlisted, uncoordinated action. Nick Lukomskly seconded the motion. Motion carried unanimously 4-0 (Jack Wade and Ray Wenzel absent).

Mark Lenzi asked the Board to decide if the sprinkler notes need to be present on the plans. He stated that the lots and homes for the plans are all under 500 feet from the nearest hydrant.

Discussion ensued. **Mike Reinschmidt made a motion to have this note removed from the plans. Seconded by Daryl Maslanka. Motion carried unanimously 4-0. (Jack Wade and Ray Wenzel absent).**

There being no more questions or concerns, **Daryl Maslanka made a motion to grant Preliminary Approval to the Davison Beach 13 lot subdivision. Seconded by Mike Reinschmidt. Motion carried unanimously 4-0 (Jack Wade and Ray Wenzel absent).**

NEW BUSINESS

Building Lot Single 76 Dean Road

Kris Schultz presented to the Board conceptual plans for a single building lot. He stated that this would have a modified septic system and public water.

The Board reviewed the plans. Chairman Ferguson stated that the lot width and area as presented are narrower than Town Code. If this is to be a nonconforming lot, it will have to go to the Zoning Board before the Planning Board can act on it.

Kris stated that he would review the measurements for the lot and proceed with the appropriate action.

Mike Reinschmidt made a motion to table the proposed single building lot at 76 Dean Road without prejudice until plans and lot size have been updated. Seconded by Daryl Maslanka. Motion carried unanimously 4-0 (Ray Wenzel and Jack Wade absent).

MISCELLANEOUS

Commercial addition 1 lot 1875 North Union Street

Josh Judkins presented to the Board the plans to for an addition to the building at Chefs Catering, 175 North Union Street. They want to make sure that the plans are not required to have approval by the Planning Board. They will be adding another septic tank to increase the size of the restroom facilities. This will be done by Crowley Septic on 11/21/22. They also would like to add a gravel area for employee parking behind an existing pole barn on the property.

The Board advised that the plans must show where the leach fields are located. Mark asked to have the proposed plans for the updated parking as he has not received them yet. The Board agreed that this can be an administrative action. Mark will work with the owners on the plans to make sure that they are accurate and up to date.

Subdivision 2 lots 1025 Peck Road

Kris Schultz presented to the Board updated plans for this subdivision. This had been previously approved. The owner would like to change the position of the driveways. The owner is handicapped and feels this would allow him to get in and out of the home more conveniently. The home on the western lot will be built for the owner, the home on the eastern lot will be for his nurse that takes care of him. The homes will mirror each other to make access for the owner easier. The plans will need to be sent to the Monroe County Health Department and Water Authority due to changing the site of meters. Due to the frontage from the nearest hydrant, there will be a sprinkler system put in both homes. Kris stated that they plan to put in a pond between the 2 driveways, which will help with drainage and increase the amount of pervious surface.

The Board reviewed the plans. There were no questions or concerns about the changes. It was agreed that they can be sent out for signatures.

Subdivision 2 lots 5544 West Ridge Road

This is a 66-acre property that has an existing used car and repair shop on it. There is a driveway to the existing home along the east side of the property. The plan is to divide 3 acres from the 66 to build a new home. This will be approximately 550 feet north of West Ridge Road. The proposed lot would be a flag lot with 20 feet of road frontage and approximately 595 feet from the centerline of West Ridge Road per the attached letter. The property is zoned Highway Commercial District northerly 500 feet from the centerline of West Ridge Road. The remaining property continuing northerly is zoned Agricultural Conservation District. The proposed split would have the building site for the home totally in the Agricultural Conservation District. The proposed building lot would contain public water and a modified raised bed septic system.

The Board reviewed the plans. Chairman Ferguson advised that there must be a buffer between the Commercial property and the building lot. Also, there will need to be a bump out and turn around to

accommodate fire equipment. They will also need the distance from the closest fire hydrant on the maps.

Nick Montanaro stated that they plan to put in a pond on the property to help with fire protection.

Chairman Ferguson advised that the plan would need to meet requirements for fire protection. He asked that all this information along with the location of the pond, driveway, septic system, utilities as well as all Town of Parma notes be put on the conceptual plans.

There being no further business to discuss, **Daryl Maslanka made a motion to adjourn the meeting at 8:10 pm. Seconded by Nick Lukomsky. Motion carried unanimously 4-0. (Ray Wenzel and Jack Wade absent.)**

Respectfully submitted with on line signature,

Diane Brisson, Recording Secretary
Town of Parma Planning Board