

Town of Parma Planning Board  
September 21, 2020

Members Present:

Chairman:  
Executive secretary:

Tod Ferguson  
Jack Barton (acting)  
Daryl Maslanka  
Mark Acker  
Bob Pelkey  
Mike Reinschmidt

Public Present: John Sciarabba, Rick Giraulo, Joe Sciortino - all via zoom Tony (Meagher Engineering), Bill and Courtney Zelazny, Sara Puccia, Chris Schultz all in person.

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

The meeting minutes from September 3, 2020 were reviewed. There being no further questions or concerns, **Mark Acker made a motion to approve the meeting minutes of September 3, 2020. Seconded by Daryl Maslanka. Motion passed unanimously 4-0 (Mike Reinschmidt not available at time of vote).**

### NEW BUSINESS

Site Plan one lot 160 Trimmer Road

John Sciarabba presented to the Board the plans for a proposed one lot single home dwelling on this approximately 57 acre property. There is no public water or gas. There is electrical hook up available. The plans call for a modified raised septic system.

Chairman Ferguson read the notes from the Town Engineer. See attached.

Discussion on EPOD for trees on property. The maps do not show an EPOD on this property. Mr. Sciarabba advised that the owner is not going to do much more clearing than has already been done. He is interested in keeping as many of the trees on the property as possible.

The plans do show 2 proposed driveways on the property. One is there now for construction and will remain as driveway to the home. The other is proposed as a driveway to an outbuilding in the back of the property.

The Board advised to make sure that all EPODs on the map if appropriate, location of closed fire hydrant and distance from the home, placement of the well showing distance from the leach field, comments regarding fire codes, and what will the maximum square footage allowed on a rural residential property. May need to go to Zoning Board for variances.

The Board gave permission for plans to be sent out to appropriate agencies for comments.

Subdivision-Switzer 2 lots 80 Winding Country Lane

John Sciarabba presented to the Board proposed plans for this 2-lot subdivision on this 18-acre property, which is at the end of Winding Country Lane. The home will be a 4-acre plot. They may sell off of the rest of the acreage for lots in the future. The lot is rural residential. Single family home that has public water and gas. There will be a modified raised septic. At this time, the plans are for the road to end with this property. A hammer head turn around will be created.

Discussion ensued regarding the fact that this was originally planned as a through road to Ridge Road West. Due to this, there is a limit of the number of houses that can be on a dead-end street per Town codes. The type of road would likely have to be reconfigured as a dead-end road. Their requirements for Fire Code would need to be reviewed as well. There are ponds on the existing property that will remain.

Due to the fact that is calling for a major change to the plans as they were originally signed off on by the Planning Board, the Board will need to review the original plans. **Mark Acker made a motion to table the proposed 2 lot subdivision at 80 Winding Country Lane for further review on the part of the Planning Board. Motion seconded by Mike Reinschmidt motion carried unanimously (5-0).**

Commercial site plan 1 lot 210 Collamer Road

Ms. Puccia presented to the Board conceptual plans for a proposed self-storage building business. She wanted to know what she needed to do in regard to plans, what needed to be on them in order to proceed with her business.

The Board discussed with her that there were several requirements:

Front set back of 75 feet, rear east and north setbacks of 50 feet.  
The buildings could only cover 50% of the lot.

Ms. Puccia is not sure if there will be a fence around the lot, or the lighting that she would be proposing.

The Board advised Ms. Puccia to work with an engineer to see if this would be a feasible site for her business plans. Once she has decided and the engineer has drawn up plans, she can return to the Board for further discussion. Ms. Puccia expressed understanding and thanked the Board for their time.

Building site plan 1 lot 32 Butcher Road

Tony from Meagher Engineering presented the proposed plans for this one lot building site. This will be a single-family home. There is an existing well in the northwest area of the lot. The lot drains south to north. There will be a proposed gravity fed septic system. They are planning on a 3-bedroom home, but the septic will be configured for a 4-bedroom home. The plan is to fill in the current well.

The Board reviewed the plans and asked to have the following items added to the plans prior to bringing them back to the Board. It was also discussed that there will need to be a Public Hearing prior to preliminary approval for this proposed project. The items needed on the plans include:

Utilities

Site distance from home to closest fire hydrant

The DEC guidelines for filling in the well

The distance from the well to the leach fields

Drainage

Site distance for the driveway

The Board gave permission for the plans to be sent out to the appropriate agencies for comments. Once comments have been received, addressed, and updated plans have been done, then you would contact the Town to be added to the Planning Board agenda, at which time a Public Hearing will be scheduled and advertised to the public.



**MISCELLANEOUS**

Property split/merge 2 lots 905 & 907 Burritt Road

The Board reviewed the plans that were presented. Mr. David Flood, who is the POA for the current owners is requesting that a 313-foot x 256-foot parcel be split from 905 Burritt Road and merged to 907 Burritt Road. Due to the map that was presented is not a survey map and is missing all required measurements and information, **Mike Reinschmidt made a motion to table the proposed property split and merge at 905 & 907 Burritt Road until a survey map is presented. Seconded by Bob Pelkey. Motion carried unanimously (5-0).**

Wilder Estates Section 10 Wilder Road

Jack Barton discussed with the Board recent denial of the proposed plans for 34 proposed town home lots in this section of the subdivision. The discussion centered around the change in the Town Code from when these plans were originally approved. They were originally approved as a Section 271, which has now changed to a Section 278 high density. In addition, the Board did approve additional lots to a total of 233 lots in total 2004. The Board discussed with Kris Schultz the presenting engineer that they would be open to reviewing different plans/ideas for the use of the lots in Section 10. The Board also advised that they would be looking at what was best for the community, that they are looking for less density than the proposed 34 lots. Kris did advise the Board that they have done traffic studies which show that 55+ communities have less traffic in the subdivisions.

Therefore, **Mark Acker made a motion to rescind the denial of the After reviewing of the proposed revision to Section 10 of the Wilder Estate Subdivision for request of 35 lots for Townhomes as follows,**

1. The original approval granted by the Parma Planning Board on September 6, 1984 for the Wilder Estate subdivision under Section 281 of Town Law (now Town Law 278-2(6)). At that time the Board approved the “cluster development setting out that: “the number of lots (167) in the proposed section 281 development is identical to the number that could be developed under current R-1 Zoning.”
2. Town Law 278-2(6) is being very specific in setting out:
 

**“A cluster development shall result in a permitted number of building lots or dwelling units which shall in NO CASE EXCEED THE NUMBER which could be permitted, in the planning board’s judgment, if the land were subdivided into lots conforming to the minimum lot size and density requirements of the zoning ordinance or local law applicable to the district or districts in which such land is situated and conforming to all other applicable requirements.”**

The proposed revision would result in a number of lots which would exceed the number of lots (167) that would have been permitted if the property had been subdivided under the zoning ordinance in 1984, when the original approval for a cluster development was granted. **Seconded by Daryl Maslanka. Motion passed unanimously 5-0.**

Commercial site plan5107 West Ridge Road

The Board was given a request from Mr. Riccardi who is in the process of building a deli on this site to add a small commercial dumpster on the property. The Board reviewed the plans and agreed that a small dumpster could be placed in front of the building and must have fencing around it.

Site plan1 lot1255 Manitou Road

The date of signature from the Monroe Count Water Authority was added to the plans: 9/21/2020. Chairman Ferguson signed the plans that had been approved on September 3, 2020 meeting, pending the date of signature as above.

**There being no further business to discuss, a motion was made by Mark Acker to adjourn the meeting at 8:55 pm, seconded by Mike Reinschmidt. Motion carried unanimously 4-0 (Bob Pelkey and Mike Ingham absent).**

Respectfully submitted,

Diane Brisson,  
Recording Secretary Town of Parma Planning Board