Town of Parma

Planning Board Meeting Minutes

October 2, 2023

Members Present: Chairman: Tod Ferguson

Executive Secretary: Luke McGrath

Daryl Maslanka

Ray Wenzel

Mike Reinschmidt

Mark Acker-Town Board Liaison

Members absent: Jack Wade

Nick Lukomskly

Public Present: Bonfiglio Family, Mason Everhart, Nolan Ranson & family, David Matt, Tim Jobes, Charlie Meagher, Evelyn Meagher

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

PUBLIC HEARING

Site plan One lot 5303 West Ridge Road

Mason Everhart presented to the Board building plans for a one lot single dwelling residence. This will be on public water and will have a septic system. There are federal wetlands shown on the map. There will be no disturbance in the wetland area while building.

The Board asked the location of the closest fire hydrant. Mason replied that it's on the South side of the driveway approximately 30 feet from the entrance of driveway.

There is a pond on the property that is greater than 6 foot in depth. With the length of the driveway there will need to be bump out for emergency equipment. There is currently one bump out on the plans. Mason will check with the fire department to see if more than one bump out is needed. It was also stated that this pond will be used for emergency access. There was discussion as to whether a sprinkler system would be required due to the length of the driveway. Mason felt that with the size, depth, and location of the pond which is close to home a sprinkler system is not necessary.

Chairman Ferguson reviewed the letter dated September 19th, 2023, from the Town Engineer. It is requested that the site distance at the driveway onto Ridge Road should be shown. Mason stated that it is 600 feet both to the east and the west. He will ensure this is put on the map. The new driveway access will need to be approved by the New York State Department of Transportation. Mason stated that they had put in an application for this, and the final state approval will appear on the final plan.

Chairman Ferguson then reviewed the Monroe County department of planning and development letter dated September 14th, 2023. See attached for further information.

The Board asked the following to be placed on the plans:

Site Distance from the east and West as stated above.

Stationing of the driveway.

There will need to be a storm water protection plan on the maps.

As this is a Public Hearing, Chairman Ferguson read the notice of Public Hearing. The hearing was opened at 7 15 PM.

Charlie Meagher stated concerns over the drainage. He said the drainage to the east had previously been disturbed due to a secondary access road to this property and he is concerned that building on the property would cause further drainage issues. The property owners Mr. and Mrs. Bonfiglio stated that the secondary access road will not be used at all. They will only be working with the driveway closest to the property. As stated, drainage will need to be placed on the final maps and there will be discussion after the plans have been reviewed by the appropriate agencies. There being no further issues to discuss, the Public Hearing was closed at 7:18 pm

Chairman Ferguson then reviewed the SEQR. Questions one through 11 were answered small or no impact. Mike Reinschmidt made a motion to grant a negative declaration to this unlisted project at 5303 W Ridge Rd. Seconded by Ray Wenzel. Motion carried unanimously 4-0 Jack Wade absent.

The Board had no further questions or concerns. Ray Wenzel made a motion to grant preliminary approval to this one lot building plans at 5303 W Ridge Rd. Seconded by Darrell Maslanka. Motion carried unanimously 4-0. Jack Wade absent.

CONTINUING BUSINESS

Fill permit 2 lots 140 Country Village Lane

Luke advised the board that the parties involved with this fill permit were working with each other. They were able to come to an agreement on how the fill should be used between the two properties.

NEW BUSINESS

Site plan One lot 79 Bailey Road

David Matt presented plans to the Board for this single-family dwelling building lot. The lot is a pre-existing nonconforming lot. It will need variances for width, depth, and area. The plan calls for a four-bedroom family dwelling. This will be on public water, and you have a modified raised septic system. The Board reviewed the plans and asked to have the driveway radius added to the plans as well as the nearest hydrant. The sight distances from the driveway should be added to the plans. David said that the plans will be presented at the zoning board for approval on the variances. Once they get the approval they will come back in front of the board for preliminary approval.

Site Plan _____ one lot ____ 59 Parma Center Road

David Matt presented plans to the Board for a single dwelling building lot. This lot is a pre-existing nonconforming lot. It will require variances for width and area. This will be a single dwelling on public water. He stated there is good sight distance from the entrance of the lot. The Board asked to have the distance from the closest hydrant placed on the plants. It is noted that on seeker there are historic markers on the property. They will need to have a letter from SH IPO. The driveway radius needs to be on the plans as this is a New York State road. There will have a New York State Department of Transportation permit. Also, the location of the septic system for this for this project. David replied that they are working on the New York State dot permit. He also stated that the location of the septic system for this project will be in the front. They are planning on having the home sat back a fair distance from the road. The Board requested that the septic systems for the neighboring houses be placed on

the map as well. David said that the plans will be presented at the zoning board for approval on the variances. Once they get the approval they will come back in front of the board for preliminary approval.

MISCELLANEOUS

Tim Jobes, who lives on Collamer Road, raised a question about notifying the residents who are building new homes on sewer systems that it could be an issue with a loss of power. When the power is out for an extended period, it could cause issues with flushing the toilets. He wondered if it would be appropriate to put a notice on any building lots, that a generator may be appropriate due to this issue. Discussion ensued and this idea will be investigated.

There being no further business to discuss. Ray Wenzel made a motion to adjourn the meeting at 7:35 PM. Seconded by Darrell Maslanka. The motion carried unanimously 4-0. Jack wade absent.

Respectfully submitted,

Diane Brisson Planning Board Secretary

Electronically signed 10/15/2023 at 12:30 PM