

Town of Parma Planning Board

February 4, 2021

Members Present:

Chairman:

Tod Ferguson

Executive secretary:

Jack Barton (acting)

Bob Pelkey

Mark Acker (late/zoom)

Daryl Maslanka

Mike Reinschmidt

Ray Wenzel (alt)

Public Present: Anthony Tintern, Adam Jay, Mr. and Mrs. Jay in person; Ed Martin Via Zoom

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

The meeting minutes from December 21, 2020 were reviewed. There being no questions or corrections, a motion was made by Bob Pelkey to accept the meeting minutes as presented. Seconded by Mike Reinschmidt. **Motion passed unanimously 5-0 (Mark Acker not present at the time of vote, Ray Wenzel voting.)**

The meeting minutes from January 7, 2021 were reviewed. Chairman Ferguson asked to have on page 1 under Public Hearing; one lot site plan, 273 Dean Road from "Once FEMA agrees with the plans, they will change their flood plain mapping" to "Once FEMA agrees with the plans, FEMA will update their flood plain maps, at which time a new set of plans will be submitted to the Board for review". There being no questions or corrections, a motion was made by Bob Pelkey to accept the meeting minutes with the above noted change. Seconded by Mike Reinschmidt. **Motion passed unanimously 5-0 (Mark Acker not present at the time of vote, Ray Wenzel voting.)**

CONTINUING BUSINESS

Site plan

One Lot

80 Winding Country Lane

Plans were presented to the Board by Ed Martin. He stated that the plans had been sent to the Town of Parma Highway Superintendent for comments. The turn around has been encapsulated into the right of way.

Due to the previous comments regarding the location of the property and the approved subdivision these plans had been sent out to the Town Attorney for review. Her response was not sent out to the Board prior to tonight's meeting. The Board members asked to have the response sent to them for further review. Jack Barton stated that he would get this to them as soon as possible.

The Board asked to have a signature block on the plans for the Town of Parma Highway Superintendent to sign.

Ed Martin did state that they want to reserve the right to subdivide the property in the future.

Chairman Ferguson stated that the Board will review the Town Attorney's recommendations and discuss at the next meeting. The Board did agree that the plans could be sent out to approval agencies for comments.

NEW BUSINESS

<u>Commercial Site Plan</u>	<u>One Lot</u>	<u>210 Collamer Road</u>
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Ed Martin presented to the Board plans for this Commercial site. The plan is to build 6 stand-alone public storage buildings. They will not require water service, septic or sewer service. They do not plan on having a management building on site, they will be maintained online. Ed did state that there is a water tributary which intersects the site. There are no wood lots on the site. They will be creating storm water retention plans. The runoff will be to the north and will flow to the retention area. These will be DEC complaint storm water retention plans.

The Board had the following questions:

Will there be a fence around the entire site? What type of lighting and signage is being proposed? Hours of operation? Parking?

Ed stated that they plan to have lights that are mounted directly on the buildings shining down. These will be motion sensor lights. They are working on the type of signage at this time but have not come up with a definite plan. They will likely be adding gates in and out of the facility as well. Ed stated that the hours of the facility will follow Town of Parma Codes, but will work with Board if they require something different. There will be no need for extra parking. There will be space for parking in front of each unit.

The Board requested that the following be added to the plans before sending out for comments:

The parking areas in front of the units, location of the gates, lighting, SWIPP details.

The Board agreed once these have been added the plans can be sent out to approval agencies for comments.

<u>Residential Site Plan</u>	<u>One Lot</u>	<u>923 Manitou Road</u>
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The Board reviewed the plans given to them. As there was no one at the meeting to discuss any questions or concerns **a motion was made by Mike Reinschmidt to table agenda item for a one lot building site plan at 923 Manitou Road without prejudice. Seconded by Bob Pelkey. Motion carried unanimously.**

<u>Residential Site Plan</u>	<u>One Lot</u>	<u>1209 Peck Road</u>
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The Jay family presented to the Board plans for a residential building lot. Adam Jay bought the property hoping to be able to refurbish the existing home, but with further inspection this is not going to be possible. They want to tear down the existing home and rebuild on it. They are looking for guidance in what they need to do and what the town requires.

The Board reviewed the plans. The recommendations given to the Jay Family are they will likely need set back variances due to the change in Town Codes since the existing home was built. They would need to have an engineer work with them on what they would like to do and get all the information on plans. They need to look at the flood plain in the area, size of home and number of bedrooms which will dictate the size of septic system needed, sight distances, location of fire hydrants etc.

The Jay family expressed understanding and thanked the Board for their guidance.

<u>Resident site plan/subdivision</u>	<u>One Lot</u>	<u>132 Pease Road</u>
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Anthony Tintern from Meagher Engineering presented to the Board proposed plans for a one lot building plan for a residential home. The land at this time is used for farming. They are proposing a 2-story single residence 4-bedroom home for this site. They are planning on adding an accessory barn in the future, but not currently. There is a 140-foot set back from the road. This home will have a traditional

