



Chairman Ferguson read through the questions of 1-11 on SEQR. There was a question on the existence of wetlands on the property, which is not on the maps. John W. stated that the wetlands and the buffer zone are beyond the building area. Therefore, the questions 1-11 were answered little to none. There being no further questions or concerns, **Ray Wenzel made a motion to grant a Negative Declaration to the unlisted project. Seconded by Jack Wade. Motion carried unanimously 5-0.**

With no further questions or concerns regarding the presented plans, **Daryl Maslanka made a motion to grant Preliminary Approval to this 2-lot subdivision at 563 Trimmer Road. Seconded by Ray Wenzel. Motion carried unanimously 5-0.**

CONTINUING BUSINESS

Site Plan Single Lot 79 Bailey Road

Kris Schlutz presented the final plans for this single lot site plan at 79 Bailey Road. The following signatures are on the plans:

- Monroe County Water Authority: 2/22/24
- Town of Parma Engineer 2/6/24
- Monroe County Health Department 2/14/24

There are further signatures pending on these plans. The Board reviewed the plans. There were no further questions or concerns. **Jack Wade made a motion to grant Final Approval to the single lot site plans at 79 Bailey Road. Seconded by Nick Lukomskly. Motion carried unanimously 5-0.**

Site Plan Single lot 59 Parma Center Road

Kris Schultz presented his findings regarding getting the issues with drainage along this area of Parma Center Road. He was able to speak with Daryl Fazio at New York State Department of Transportation. (see attached letter) The final result is that NYS will likely not be able to make the required repairs to Parma Center Road for at least 2 to 3 years. Kris also met with Jim Christ, Town of Parma Highway Superintendent. Jim advised Kris that if NYS is willing to pay for the repairs, the Town would be able to physically do them.

An emailed letter from JP Schepp, Town of Parma Engineer was read. (see attached) He agrees with the drainage plans as they are on the map with the understanding that the Town will make the necessary repairs to the road as soon as possible. The only other concern is the variances required for the lot size.

Chairman Ferguson reviewed the letter and updated plans along with the Board. There will be a swale between 55 and 59 Parma Center Road which should help with the drainage flow. The swale will be totally on the lot at 59 Parma Center Road. The public was reminded that there will likely to be continued issues with drainage from the agricultural field on the south side of Parma Center Road.

The Board has no further questions or concerns. Chairman Ferguson reviewed the SEQR questions 1-11. Questions 9 and 10 were addressed with the above drainage remedies as above. The rest of the questions were answered no or small. Kris stated that there is no historical marker on the site, but in the vicinity of it.

**Ray Wenzel made a motion to grant a Negative Declaration to the single lot site plan at 59 Parma Center Road. Seconded by Nick Lukomskly. Motion carried unanimously 5-0.**

**Jack Wade a motion to grant Preliminary Approval to the plans for the site plan for 59 Parma Center Road. Seconded by Ray Wenzel. Motion carried unanimously 5-0.**

NEW BUSINESS

Fill Permit 1 lot 555 Peck Road

Adam Jay presented to the Board plans to add fill to a 3-4 foot drop off next to the existing barn on this site. This is to help even out the drop off in this area. This will help push the drainage farther to the back of the property. It will require a large amount of fill for this project.

The Board reviewed the plans. There being no questions or concerns about this project, **Ray Wenzel made a motion to grant a 90-day fill permit to the property at 555 Peck Road to start on the day the permit is purchased through the Town. Seconded by Daryl Maslanka. Motion carried unanimously 5-0.**

MISCELLANEOUS

Business Proposal 1 lot 444 North Avenue

Becky Long discussed with the Board that they are looking to put in a small retail business in the empty half of the existing building at this site. It currently has a restaurant, North to South, in it which will be staying.

The Board asked about change in lighting or signage. Becky stated that there would be none. The Board advised that depending on the type of business there will be requirements for it. She should continue working with the Building Department to help guide her in what she will need to do. She expressed understanding and thanked the Board for the guidance.

Subdivision multiple lots 176 Collamer Road

Kris presented to the Board rough plans for proposed duplexes for 55 and older, along with single family homes with no age limit to them for a total of 78 lots: 41 homes, 37 duplex lots. This property is +/- 49 acres and is located on Collamer Road to the north of the cold storage buildings. This is proposed to have public water, possibly sewer connection depending on the implementation of the sewer lines on Collamer Road. If not sewers, then septic. As the plans show, the single-family homes will surround the duplexes, which will be one story. These will be in the middle of the development. The size of the own homes will be +/- 1400 feet.

The Board has concerns about the number of proposed homes and duplexes in this area. The soil will need to be tested as this was previously orchards. An increase in the amount of traffic on Collamer Road is also a concern. Due to the size of the proposed lots, there may be a need to limit accessory structures on the lots. Kris and Marco Mattioli, the owner and builder, will continue to work on the plans and will come back to the Board with preliminary plans when they have them.

Sandalwood Subdivision accessory structures 1904 North Union Street

Kris discussed with the Board the accessory structure provision that was added to the lots on this subdivision. The Town is concerned about the size of proposed outbuildings on the lots. Discussion ensued on how best to mitigate the town's concerns regarding this. Discussion with the Building Department, Town Attorney, and Town Board will ensue.

There being no further business to discuss, Daryl Maslanka made a motion to adjourn the meeting at 8:30 pm. Seconded by Nick Lukomsky. Motion carried unanimously 5-0.

Respectfully submitted,

Diane Brisson, Recording Secretary

Town of Parma Planning Board