

TOWN OF PARMA PLANNING BOARD

February 4, 2016

Members present:

Chairman
Executive Secretary

Tod Ferguson
Dennis Scibetta
Bob Pelkey
Mike Reinschmidt
Mark Acker
Mike Ingham

Public Present: Dan Barlow (TB), Jamie Pentman (DDS Engineers), John Scirabba (Land Tech) and Mr. Sobb.

Meeting started at 7:00 p.m.

MINUTES

The minutes from the 1/7/16 meeting were reviewed.

There being no corrections or additions necessary, Mark Acker made a motion to accept the minutes as presented, seconded by Mike Reinschmidt. Motion carried unanimously (4-0).

OLD BUSINESS

Verizon Cell Tower 1880 North Union Street

Dennis Scibetta, reviewed the proposed cell tower plans with the board. This is a lease agreement and an antenna co-location. At this time RG&E has not removed their antenna.

There being no further questions or concerns, Mike Reinschmidt made a motion to give final approval for the Verizon co-antenna tower plans. Bob Pelkey seconded the motion. The motion carried (4-0, Mark Acker was excused from the vote, being an employee of Verizon).

NEW BUSINESS

Turner 1 lot site plan 263 Burritt Road

Jamie Pentman from DDS presented the proposed single family home plans to the board.

The board reviewed the plans. This is a single family home with a separate leach field. The drainage on the property flows mostly to Burritt Road.

Mark Acker questioned the property line showing attachment to Butcher Road. Mr. Pentman stated that this was correct at one time but is not any longer. He will make the correct changes to the plans.

The board stated that the driveway is shown at 522 feet and would not need a bump out, which is designated at 700 foot driveway length. There is fire hydrant locations show on the

plans.

The plans state that there will be more than 1 acre of disturbance. A SWPPP form will need to be submitted.

Mark Acker questioned the drawing for the leach system, it appears to be fanning out in 2 directions. Mr. Pentman explained that this was done to keep within the contours of the land. The board asked to have the distance from the leach line to the property line added to the plans.

There are no wet lands located on the proposed project.

Mike Reinschmidt stated that there are 2 tax account numbers indicated on the plans and there is a discrepancy in the numbers. This will need to be remedied.

Mr. Pentman advised the board that the plans have already been sent to Monroe County Water Authority, Monroe County Health Department, and Town Engineers.

The board gave consent for the plans to be sent out with the changes requested.

Zoning Change Pool Auto Sales

5497 West Ridge Road

John Scirabba explained to the board that Mr. Sobb was going to the Zoning Board to ask for a change in zoning from general commercial on the 8 acre parcel to the west side of the property to the east side of the property, which adjoins a separate property where there is a current house which is a rental property. There is no plan to merge these 2 properties. This is being sought because Mr. Sobb would like to expand his parking and display lots. When the large barn was built on the back of the property, he lost 70 spots. He would like to add an additional 88 spots to the current number. This will include customer parking and display spots. He states that he is planning to move the truck sales to the east side of the property.

The leach field is behind the existing house and will not be disturbed. The home will continue to be a rental property. There are no wetlands on this property.

Mr. Sobb currently owns 160 acres behind to the rear of these 2 properties. There will be more than 1 acre disturbance with the plans to add the parking spaces and a SWIP will be submitted for this.

Tod Ferguson asked to have an overall plan showing the acreage that is being requested to be rezoned available for review. Mr. Sobb plans on adding stone for the spots initially and eventually going to pavement. The storm water management plans have been done per the black top requirements.

There will be a few trees that will be removed with the clearing of the proposed land.

The board is in agreement with the proposed request to switch the zoning from the west side of the property to the east side due to the location and sensitivity of the west side land.

Outstanding meeting minute approvals

Dennis told the board there were no approval for meeting minutes for the following dates:

10/19/15, 11/5/15, 12/3/15, 12/21/15.

The board reviewed the minutes for these dates.

Mike Reinschmidt made a motion to approve the minutes from the 10/19/15 meeting as presented. Bob Pelkey seconded the motion. The motion carried (3-0, Mark Acker absent).

Mike Reinschmidt made a motion that there were no minutes to approve from the 12/3/15 meeting as there was no quorum at the meeting. Bob Pelkey seconded the motion. (Motion carried 2-0, Tod Ferguson and Mark Acker absent).

The minutes from the 12/21/15 meeting were approved in the January 7, 2016 meeting minutes.

MISCELLANEOUS

Dennis Scibetta told the board of upcoming projects and issues.

There being no further business to discuss, Bob Pelkey made a motion to adjourn the meeting at 8:20 pm. Mark Acker seconded the motion. Motion carried unanimously (5-0).

Respectfully submitted,

Diane Brisson
for Maureen L. Werner
Recording Secretary
Town of Parma
Planning Board