

TOWN OF PARMA PLANNING BOARD
April 7, 2016

Members present: Chairman Tod Ferguson
Executive Secretary Dennis Scibetta
Bob Pelkey
Mark Acker
Mike Ingham

Member Absent: Mike Reinschmidt

Public Present: Lou Rotunno, Bobby Simone, G. Pauly, Dan Noble, Roger Odell, Kris Schultz (Schultz Associates), Srystin Spatula, Jamie Pentland, Curtis Acker, Paul Neefe, Kathleen Neefe and Jim Smith.

Meeting started at 7:04 pm.

A motion was made by Bob Pelkey and seconded by Mark Acker to approve the minutes of the March 21, 2016 meeting with one correction; removal of the 1st paragraph on page three it is a duplication of the paragraph at the bottom of page two. Motion carried unanimously 4-0. (Mike Reinschmidt absent).

PUBLIC HEARING

263 Burritt Road One Lot Subdivision Site Plan
Jamie Pentland from DDS presented this application to the Board.

The plans submitted by Mr. Pentland already had the following signatures on the plans:

Monroe County DOT - 4/6/2016
Town Engineer - 4/7/2016
Monroe County HD - 4/5/2016
Monroe County Water - 4/5/2016

The Board asked Mr. Pentland to add the dimensions between the leach field and property lines and to check the tax parcel number.

Chairman Tod Ferguson opened the public hearing.

Mike Ingham asked what the owner planned to do with the balance of 29 +/- acres. Mr. Pentland stated he did not know.

A discussion followed in regards to the existing pond and the redesign.

A discussion followed on gutter extensions, it was stated that tying in gutters to the sewer systems is illegal.

A discussion was held on if the Village has had a chance to review these plans, Mr. Schultz stated that they had seen the preliminary plans and will drop off a set of the approved plans to their offices for review.

A discussion followed on the future sections and the drainage for future sections, also if the future sections are going to be farmed until developed drainage has to be addressed and cannot be directed toward the village.

A motion was made by Bob Pelkey and seconded by Mark Acker to grant final approval for this section of Country Village estates with the caveat that the plans will not be signed until the letter of credit has been approved and posted with the Town. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

MISCELLANEOUS

254 North Avenue

Property Split

Jim Smith presented plans to the Board to carve off a 5.22 parcel of land to create a new tax account number, with frontage on Moul Road. Mr. Smith stated that his son is planning on building his home on this parcel.

Upon review of the plans, the Board asked Mr. Smith what the rectangle on the plans represented. Mr. Smith stated that it was an existing barn which presently conforms with zoning.

Mr. Smith stated that this home will be serviced with a well.

A lengthy discussion followed on subdividing a property with an accessory building on it without a primary residence, as this would create a non-conforming parcel.

Chairman Ferguson explained to Mr. Smith that he would have to go to the Zoning Board of Appeals to get a variance before the Board could act on his application.

32 Zellweger Beach Rd – 28 Zellweger Beach Rd & 34 Zellweger Beach Rd – split/merge
Plans were presented to the Board showing 32 Zellweger Beach Road (TA #: 9.19-1-5.1) being divided down the middle and 0.240 acres to be merged with 28 Zellweger Beach Road (TA#: 9.19-1-6.1) and 0.219 acres to be merged with 34 Zellweger Beach Road (TA#9.19-1-4).

A motion was made by Mark Acker and seconded by Bob Pelkey to approve the split of 32 Zellweger Beach Road into two parcels as shown on the map presented to the Board at tonight's meeting. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

A motion was made by Mark Acker and seconded by Bob Pelkey to approve the merger 0.240 acres with 28 Zellweger Beach Road (TA#: 9.19-1-6.1) and 0.219 acres with 34 Zellweger Beach Road (TA#9.19-1-4) as shown on the map presented to the Board at tonight's meeting. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

A review of future applications was held.

There being no further business, ***a motion was made by Mark Acker and seconded by Bob Pelkey to end the meeting at 7:50 pm. Motion carried unanimously 4-0 (Mike Reinschmidt absent).***

Respectfully submitted,

Maureen L. Werner

Maureen L. Werner,
Recording Secretary