

Town of Parma Planning Board
August 3, 2017

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

Members absent: Mark Acker

Public Present: Kevin Cleary, David Klafehn, Kris Schultz

Meeting started at 7 p.m.

A motion was made by Bob Pelkey and seconded by Mike Ingham to approve the meeting minutes from July 6, 2017 meeting as presented. The motion carried unanimously 4-0 (Mark Acker absent).

NEW BUSINESS

West Creek Woods Subdivision, Lot 201 One Lot West Creek Drive

Kris Schultz presented to the Board, conceptual plans for a one lot subdivision for a single family home. The plans call for a pond behind the house, approximately 1 acre in surface, possibly a barn in the future. There will be a simple driveway with a dedicated road.

The pond will be situated to help keep drainage from the house with a swale added at the north end to move the discharge to the creek. They will be leaving the wooded area and hedge rows as they are presently. There is a farm lane which will also be kept so that the remaining acreage can continue to be farmed.

The barn on the plans call for a 1500 sq foot building. Tod Ferguson asked if that exceeds the building limits? Dennis Scibetta stated he would have to do the calculations to make sure that the proposed barn meets the Town Code for size based on the sq. ft. of the proposed home. Mike Ingham stated that the 100 year flood plain was close to the pond, but it did not appear that it would be an issue.

The Board having no further questions, comments, or concerns, agreed to grant conceptual approval to the plans. They will be sent out for comments.

James Smith One lot subdivision 475 Moul Road

Kris Schultz presented conceptual plans for a one lot subdivision with a single family home to be built on. The property is south of Moul Road and East of North Avenue. There is an existing road on the property to a cell tower. The plans call for a modified septic system. They are currently looking at trying to get public water to the property, but if not the plans do call for a well to be placed for water service.

The Board having no further questions, comments, or concerns, it was agreed to grant conceptual approval to the plans. They will be sent out for comments.

Michael Sciortino Subdivision One lot subdivision 532 Moul Road

Kris Schultz presented conceptual plans to the Board for a total of 3 lots subdivision, but is requesting 1 lot at this time. The total property consists of 38 acres, this subdivision will be 13.228 acres of that total. The plans call for a single family dwelling, pond, pool, multiple out buildings. There is a 60 foot allway across the front of the property for driveway access. The initial driveway is planned to allow access for the other 2 lots when they are developed.

Tod Ferguson asked if there were wood EPODS on the land. Kris replied that there were not. There is a small area of Federal wetlands but no State wetlands, and the proposed buildings will not encroach on this area.

Tod Ferguson advised due to the amount of out buildings on the plan, they plans should be taken to the Zoning Board for approval prior to seeking preliminary approval.

The plans also show out buildings that are owned by people on North Ave, that are actually on this property. Kris advised the Board that they owners are working these issues out with attorneys.

The Board having no further questions, comments, or concerns, it was agreed to grant conceptual approval to the plans. They will be sent out for comments.

CONTINUING BUSINESS

Country Village Estates Section 6 12 lots 630 North Ave

Kris Schultz updated the Board on the plans for this section. The lot numbers on the plan are not in order, they are now following the original plans. This section will be on a straight road with no turns or curves. The drainage issues have been addressed and are currently being updated. There will be a straight sanitary line running through this section. Once Mockingbird Lane is opened to this section, it will allow better emergency access.

Tod Ferguson asked to have a Public Hearing on this section, especially due to the drainage issues that have come up with the previous sections. Dennis Scibetta will schedule this.

The Board having no further questions, comments, or concerns, it was agreed to send the plans out for comment.

Kris told the Board that the plans are currently at Monroe County for comment.

MiscellaneousKlafehn Property Merge 2 lots 29 and 35 Delavergne Drive

David Klafehn presented plans to the Board to subdivide and merge portions of these 2 properties. This is necessary to be able to put in a new elevated engineered septic system. Mr. Klafehn states that he is moving the current septic system from one side of the home to the other due to a higher elevation on the new site on the southeast corner of the property. Perk testing has been done and the new area has passed. He is working with the DEC due to the new system plans being in the buffer zone of a wetlands. The DEC is requesting that the properties be merged so that the new septic system will be on the lot with the home on it before they will continue to work with Mr. Klafehn.

The Board reviewed the requested changes and having no further questions, comments, or concerns, **a motion was made to Bob Pelky to split the property at 35 Delavergne Drive by said dimensions of 194 feet on the south heading north in direction 10 feet from the south side framed garage, 10 feet north to right of way, parallel to side of garage heading east to adjacent property line of 29 Delavergne Drive. Mike Reinschmidt seconded the motion. The motion carried unanimously (4-0, Mike Acker absent).**

A second motion was made by Bob Pelkey to merge the above described lot to the property of Lot 29 Delavergne Drive, Tax account 008.160-02-034. Mike Ingham seconded the motion. The motion carried unanimously (4-0, Mike Acker absent).

Mr. Klafehn will ask Kris Schultz to draw up a new map with the above passed changes and the actual Tax account numbers for the Board to sign.

There being no further business to discuss a motion was made by Mike Reinschmidt and seconded by Mike Ingham to end the meeting at 8:25 p.m. Motion carried unanimously 4-0 (Mark Acker absent).

Respectfully submitted,

Diane Brisson
Planning Board Secretary