

TOWN OF PARMA PLANNING BOARD
DECEMBER 18, 2017

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

Member Absent: Mark Acker

Public present: Edmund Martin (Land Tech), Fanny Lindblad, Casey Harris, David Wegman, Michael Abbott, Raymond Ottmon, Scott Blain & Joe Edmond.

Meeting started at 7:00 pm

CONTINUING BUSINESS

56 Parma Center Road Site Plan

Edmund Martin presented these plans to the Board for final approval.

The following signatures were on the plans:

Town Engineer- dated December 15, 2017

Monroe County Health Department- dated December 14, 2017

Monroe County Water Authority- dated December 14, 2017

Mr. Martin reviewed plans with the Board and requested that the Board grant final approval.

After reviewing the plans, ***a motion was made by Michael Reinschmidt, and seconded by Bob Pelkey, to grant final approval for this application. Motion carried unanimously 4-0. (Mark Acker absent)***

5353 Ridge Road, 363 Trimmer Road & 367 Trimmer Road- Merge

Scott Blain presented plans to the Board and requested that the Board merge the following property into one tax account number:

5353 Ridge Road, Tax Account No.: 071.01-2-27.2

363 Trimmer Road, Tax Account No.: 071.01-2-27.12

367 Trimmer Road, Tax Account No.: 071.01-2-27.13

Chairman Ferguson asked if all three (3) parcels are owned by the same owner. Mr. Blaine stated they were.

Mr. Reinschmidt asked if the property had been previously subdivided. Mr. Scibetta stated it was and applicant is aware a new subdivision map will need to be filed.

Chairman Ferguson asked if the lots were conforming to zoning regulations. Mr. Scibetta stated that the lots were conforming to the zoning regulations at the time the property was previously subdivided.

A discussion followed on the owners plans for application to the Town Board for re-zoning of the property and his plan for future use.

Mr. Scibetta stated if the Board approves the merge the newly created lot will conform with current zoning regulations.

The Board discussed with the applicant that the Town requires a buffer between general commercial and residential.

A motion was made by Michael Ingham, and seconded by Michael Reinschmidt to approve the merger of tax account numbers 071.01-2-27.2, 071.02-2-12 & 071.01-2-13 into one tax account number. Motion carried unanimously 4-0. (Mark Acker absent)

NEW BUSINESS

149 Dean Road

Conceptual

Edmund Martin presented to the Board conceptual plans for a single-family home on a 16-acre parcel. Said home will be serviced by public water, private septic system and a proposed 500-foot driveway which will connect with existing driveway.

Mr. Martin stated that the applicant has applied to the zoning board of appeals and received a variance to allow a 16-foot-wide driveway.

Chairman Ferguson questioned if there will be lots serviced by one driveway? A discussion followed as to the driveway as proposed.

Mr. Martin stated that there will be filed ingress and egress easement as well as, utility easements over lot 1 & 2.

Chairman Ferguson stated he wanted to review prior meeting minutes where board approved lot 1 & 2 to determine if Board had placed any restrictions on further development on site.

Chairman Ferguson asked if the owner has any future plans to balance of property. Mr. Martin stated none.

Chairman Ferguson asked if the engineer will be placing bump outs on the driveway. Mr. Martin stated he would not, they were not practical.

A discussion followed, and Mr. Martin stated he would look at adding bump outs.

Chairman Ferguson requested that the engineer place the approximate location of utilities on lot #1.

Chairman Ferguson asked if electric will be run underground. The owner stated electric will be run overhead.

Mr. Scibetta “pulled up” a copy of the zoning board of appeals minutes from September 21, 2017 to show variances granted.

Mr. Scibetta stated that the owner by developing this site will be “cleaning up” a land locked parcel.

Chairman Ferguson stated that he wanted to review the prior minutes from all meetings pertaining to this property. He believes there maybe some conditions set out in those minutes.

Bob Pelkey made a motion to table this application without prejudice until prior meeting minutes can be reviewed. Michael Reinschmidt seconded the motion. Motion carried unanimously 4-0. (Mark Acker absent)

Chairman Ferguson addressed the students in the audience.

Bob Pelkey stated he will not be at the next meeting.

There being no further business, a motion was made to end the meeting at 7:30 pm by Mike Ingham and seconded by Bob Pelkey. Motion carried unanimously 4-0. (Mark Acker absent)

Respectfully submitted,

Maureen L. Werner for Diane Bisson
Recording Secretary