

Town of Parma Planning Board
August 6, 2020

Members Present:

Chairman:
Executive secretary:

Tod Ferguson
Dennis Scibetta
Daryl Maslanka (ALT)
Mark Acker
Mike Reinschmidt

Members Absent:

Mike Ingham
Bob Pelkey

Public Present: Connor Kilmer, Bob Winans, - all via zoom, Kris Schultz in person

The meeting was called to order at 7:03 pm by Chairman Tod Ferguson.

The meeting minutes from July 20, 2020 were reviewed. Mark Acker asked to have the wording changed to they have stopped selling building lots on page 3, regarding the County Village Estates. There being no further questions or concerns, **Mark Acker made a motion to approve the meeting minutes of June 15, 2020 with the change as stated above. Seconded by Mike Reinschmidt. Motion passed unanimously 4-0 (Mike Ingham and Bob Pelkey absent).**

PUBLIC HEARING

Wolf Subdivision

1 lot

1255 Manitou Road

Connor Kilmer from DDS presented to the Board revised plans for this subdivision. They have added a turn around for emergency equipment. They have decided to use a small residential pumping septic system to reduce the amount of fill needed. Connor told the Board that the Monroe County Dept of Health and Department of Transportation have reviewed the plans and they are ready to approve and issue permits. They have not received comments yet from the Monroe County Water Authority.

The Board asked where the location of the closest fire hydrant was, as they were not able to see this on the plans.

Connor stated it was at the corner of Latta Road, approximately 1100 feet from the home.

The Board asked if they were going to have a sprinkler system in the home due to the distance from the fire hydrant.

Connor replied that there will be a pond on the property that they plan on using for drafting water if needed by fire department.

Board asked Connor to speak with North Greece Fire Department to make sure that the size of the pond will meet requirements and place this information on the plans.

Mike Reinschmidt asked that the distance from the corner of the existing home to the proposed driveway.

Chairman Ferguson read the legal notice. The public hearing was opened at 7:12 pm. There being no one in the audience present to speak for or against the project, the hearing was closed at 7:13 pm.

Chairman Ferguson asked for part 1 of the SEQR.

Connor stated that they have not completed this yet to his knowledge and he and Dennis Scibetta were not able to find it in any files. Discussion about being able to get preliminary and final approval at the same meeting ensued. Chairman Ferguson advised that if it was the fault of the Town, then they could entertain this. It is doubtful that they would be able to do so, as there are also requests from the Board that need to be addressed and added to the plans prior to preliminary approval.

Due to not having the SEQR Part 1, and requested revisions for the plans, There being no further questions or concerns, **Mark Acker made a motion to table the agenda item for preliminary approval for one lot subdivision, building lot at 1255 Manitou Road. Seconded by Daryl Maslanka. Motion passed unanimously 4-0 (Mike Ingham and Bob Pelkey absent).**

CONTINUING BUSINESS

Ardillo Subivision 4 Lots 269 Parma Center Road

Kris Schultz presented to the Board the final plans for this 4-lot subdivision. The utility access easement has been labeled as requested.

The Board reviewed the plans.

The following signatures have been obtained:

Town Engineer	7/28/2020	Monroe County Water Authority	7/30/2020
Department of Health	8/5/2020		

There being no further questions or concerns, **Mark Reinschmidt made a motion for final approval of the 4-lot subdivision with 2 building lots. Seconded by Daryl Maslanka. Motion passed unanimously 4-0 (Mike Ingham and Bob Pelkey absent).**

MISCELLANEOUS

Fill Permit 2 lots 261 & 273 Dean Road

Kris presented plans to the Board for a fill permit on these last 2 lots of the Beaver Run subdivision. They are eventually going to merge the 2 lots into one for a single home dwelling. The issue currently is the lots fall into a flood plain. To build on the lots at this time, it would require flood insurance. They can, however, per FEMA use fill to raise the level of the land so it would not be considered in the flood plain. They must do this in steps, first a letter of amendment which shows the existing grade area to be filled. This needs to be filed with FEMA. Then, the fill would have to be placed, and new plans showing what has been done need to be sent to FEMA. Once received, FEMA if approved, will change the flood plain map, to remove the property from it.

The Board asked if the fill would be brought in prior to winter and if so, would it be stabilized by then?

Kris advised that the plan is to get the fill in and done prior to the onset of winter. The plan is to bring in 3950 square yards of fill.

There being no further questions or concerns, **Mark Acker made a motion to grant a 90 day fill permit with the caveat that the fill be in, stabilized, capped and seeded prior to the end of the growing season, approximately end of October, 2020. Seconded by Mike Reinschmidt. Motion passed unanimously 4-0 (Mike Ingham and Bob Pelkey absent).**

