

Town of Parma Planning Board

December 3, 2020

Members Present:

Chairman:

Tod Ferguson

Executive secretary:

Jack Barton (acting)

Bob Pelkey

Mark Acker

Daryl Maslanka

Members Absent:

Mike Reinschmidt

Public Present: Anthony Tintera, David Matt

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

The meeting minutes from 8/6/2020 were reviewed. The Board had no corrections or concerns. **Daryl Maslanka made a motion to approve the meeting minutes from 8/6/2020 as presented. Seconded by Bob Pelkey. Motion carried unanimously 4-0 Mike Reinschmidt absent.**

The meeting minutes from 11/16/2020 were reviewed. The Board had no corrections or concerns. **Bob Pelkey made a motion to approve the meeting minutes from 11/16/2020 as presented. Seconded by Daryl Maslanka. Motion carried unanimously 4-0 Mike Reinschmidt absent.**

CONTINUING BUSINESS

Site Plan One Lot 1012 Clarkson Parma Townline Road

Anthony Tintera presented to the Board final plans with the following signatures on them:

Town Engineer: 12/3/2020

Monroe County Water Authority: 11/16/2020, letter to be supplied to Town by Mr. Tintera.

Monroe County Dept of Health: 11/25/2020

Monroe County Dept of Transportation: 12/21/2019

The Board had no further questions or concerns on the plans. **Daryl Maslanka made a motion to grant Final Approval to one like site plan at 1012 Clarkson Parma Townline Road as presented. Bob Pelkey seconded the motion. Motion carried unanimously 4-0 Mike Reinschmidt absent.**

Commercial Site Plan 5100 and 5112 Ridge Road West

David Matt from Schultz Associates present to the Board conceptual commercial site plans. The Cardinal Landscape company would like to subdivide a 0.661-acre parcel from 5100 West Ridge Road. The remain 7.342 acres would be merged with the property at 5100 Ridge Road West, Cardinal Landscaping. The small parcel would be the existing home that is on that property. These properties are adjacent to one another and are owned by the company. There are some zoning issues with part of the frontage zoned as General Commercial and the other zoned as Medium Density Residential. This will likely need to be

addressed by the Zoning Board. They would like to build a 60 foot by 80-foot barn on the newly created lot. This would be used for maintenance of vehicles owned by the company. This barn would have a stone parking area around it for the vehicles. Discussion ensued on what would be required on the plans for the Board to review at preliminary approval. This will include, lighting to be used on the property, utility easements, drainage, all requirements for a commercial building per Town Codes, confirm if grease trap will be needed due to working on vehicles in the barn. The Board would like to see a map of all the areas within a 500-foot radius of the site to evaluate if buffers may be needed, what other properties, homes, businesses in the area. The Board noted that there is a land locked parcel at the end of the current easement on this property. The easement does allow for access to this parcel. The Board also questioned whether they would be able to put up a barn in this area with no other building on the property. All these matters should be addressed and resolved prior to submitting plans for further review.

There being no further business to discuss, a motion was made by Bob Pelkey to adjourn the meeting at 7:40 pm, seconded by Darryl Maslanka. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

Respectfully submitted,

Diane Brisson,

Recording Secretary Town of Parma Planning Board