

Town of Parma Planning Board

April 19, 2021

Members Present:

Chairman:

Tod Ferguson

Executive secretary:

Jack Barton (acting)

Bob Pelkey

Mark Acker

Mike Reinschmidt

Ray Wenzel (alt)

Daryl Maslanka

Public Present: Ken Petitti, Paul Zarpentine, Kris Schultz, Jim Roose; Via Zoom-Richard Giraulo

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

The meeting minutes from 3/15/21 were reviewed. There being no changes or corrections, **Mike Reinschmidt made a motion to accept the 3/4/21 meeting minutes as presented. Seconded by Mark Acker Motion carried unanimously 5-0.**

The meeting minutes from 4/1/21 were reviewed. There being no changes or corrections, **Bob Pelkey made a motion to accept the 4/1/21 meeting minutes as presented. Seconded by Mark Acker Motion carried unanimously 5-0.**

PUBLIC HEARING

Site Plan

One Lot

132 Pease Road

Paul Zarpentine told the Board that he was withdrawing this item at this time. It was intended to be a site plan for a previously subdivision on this property but with the cost of building materials the home build has been put on hold. When they are ready to proceed, they will apply again.

There was discussion on whether to proceed with the Public Hearing on this site. The Board felt that this was appropriate at this time, therefore Chairman Ferguson read the Legal notice at 7:05 pm. The Public Hearing was opened at 7:06 pm. There being no public to speak for or against this item, the Hearing was closed at 7:07 pm.

There being no further business regarding this agenda item, the Board moved on to the next item.

Commercial Site Plan

1635-1637 Manitou Road

Richard Giraulo presented to the Board via zoom the proposed commercial site plans for this self-storage unit. The total acreage of this property is 9.7 acres. The proposed storage unit facility will be approximately 2.5 acres. The remain acreage will be left as green space at this time. This will have a key gated entrance with security cameras and fencing around the property. There will be a small office area in one of the storage units with one restroom in it. The Monroe County Department of Health has approved the onsite waste management system. There will be approximately 7 acres of soil disturbance for this project. The original plans included a gravel area for outside storage of large equipment, boats, etc. This has since been removed and will not be included in the plans. Due to the proposed length of the buildings of 250 feet, the plans were presented to the Town Board for a variance, which was approved at the October 15, 2020 meeting. There will be landscaping done along the entrance to including flowering trees. The storm water management system will require a permit due to the size of the proposed pond. At the September 21, 2020 Planning Board meeting when conceptual plans were submitted, the Board allowed that the plans could be sent out to agencies for comments.

Jack Barton advised the Board that the Town had not received any notes from the Monroe County Department of Planning and Development. The Board is, therefore, unable to go through the SEQR for this project at this meeting.

Chairman Ferguson read the Legal Notice at 7:47. The Public Hearing was opened at 7:47. There being no one present to speak for or against this project the Hearing was closed at 7:48.

The Board asked the maximum number of children that will be allowed in the building at one time. Kris did not have an exact number, but felt that it would be 50-60, depending on the time of day. They do provide childcare before and after school as well.

Due to the lack of comments and inability to go through SEQR **Mike Reinschmidt made a motion to table preliminary approval for the commercial site plan at 1919 South Union Street without prejudice. Seconded by Bob Pelkey. Motion passed unanimously 5-0.**

ADDENDUM 9/2/21:

The SEQR was not done at the Public Hearing held on 4/19/21 due to not having comments from the Monroe County DRC. The Town has received those comments, which were read by Chairman Ferguson. The SEQR questions 1-11 were then read. All were answered little or none. There being no questions or concerns, **Mike Reinschmidt then made a motion to addend the meeting minutes from 4/19/21 to state, Negative Declaration given to the commercial site plan at 1919 North Union Street. Seconded by Mark Acker. Motion carried unanimously 5-0 (Bob Pelkey absent).**

<u>Subdivision</u>	<u>One Lot</u>	<u>1688 Clarkson Parma Townline Road</u>
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Kris Schultz presented updated plans to the Board for this single-family home. The location of the home has been moved and is now technically in the flood plain, although it will be 13 feet above this.

Chairman Ferguson read the letter dated 3/15/21 from the Town Engineer stating that an EPOD permit would be necessary due to the location of the home.

Kris stated that there is no EPOD located near the home currently.

The Board reviewed that SEQR was done in May of 2015 and was given a negative declaration at that time, therefore, it is not able to be redone. The original letter dated 6/8/15 from the Monroe County Department of Planning and Development was also reviewed. There were no concerns at that time.

Mark Acker suggested that a letter from the Town Engineer reflecting this issue with the EPOD not being an issue, be requested and then added to the minutes. The Board agreed that this would be appropriate.

Chairman Ferguson read the Legal Notice at 7:58 pm and opened the Public Hearing. There being no one present to speak for or against this project the Hearing was closed at 7:59 pm.

There was discussion on the EPOD permit the fact that EPOD was incorrectly drawn on the original plans. Kris asked that he be granted conditional preliminary approval until this is sorted out. The Board reviewed the Town Codes, Subdivision of Land and Zoning, Chapter 15, Section 165.88 which gave the definition of an EPOD. After discussion, the Board agreed that this could be granted preliminary approval. Therefore, **Daryl Maslanka made a motion to grand Preliminary Approval to this one lot, single family home, at 1688 Clarkson Parma Townline Road. Seconded by Mark Acker. Motion passed unanimously 5-0.**

CONTINUING BUSINESS

Property Split One Lot 354 Hamlin Parma Townline Road

The Board reviewed updated plans for this property split. As previously presented to the Board the plans are to split the plot of land that has the existing home on it from the rest of the acreage which is currently being farmed. The original drawing showed an irregular shaped lot. The current plans have been redrawn showing a lot that meets Town requirements.

Mark Acker made a motion to split 3.328 acres from lot #1, tax 1504.002.001.01 which will have a total acreage of 42.604 acres. Mike Reinschmidt seconded the motion. Motion carried unanimously 5-0.

UNLISTED BUSINESS

Drainage Issues Subdivision Walnut Grove

Mr. Petitti who lives at 185 Webster Road presented to the Board pictures and complaints that his property is being flooded with drainage due to the Walnut Grove subdivision. He states that the original plans called for a 25-foot buffer zone between the properties that back up to his but one of these homes has removed the buffered area allowing his back woods and drainage ponds that were in place prior to this subdivision to overflow and flood. He is frustrated with this and states it has been going on for years. He is requesting that the Town review the plans and make a site visit to assess the situation.

The Board listened to Mr. Petitti’s concerns and advised that they would have the Building Department review the plans and investigate this situation. Mr. Petitti is concerned that the final survey has been done and the project will be closed with this situation still ongoing. The Board expressed understanding and advised that the Building Department will investigate this.

Jack Barton introduced the new Building Department Inspector, Mark Lenzi to the Board. He will be coming to the meetings and working with the Board in the future.

There being no further business to discuss, Daryl Maslanka made a motion to adjourn the meeting at 9 pm. Seconded by Bob Pelkey. Motion passed unanimously 5-0.

Respectfully submitted,

Diane Brisson,

Recording Secretary Town of Parma Planning Board