



Walnut Grove Estate Continued:

Mr. Schmieder stated that the 3 lots closets to Webster Road will run their utility services off of Webster Road and the 3 back lots are being proposed to have their utility services run from Ogden Parma Town Line Road. Mr. Schmieder went on to explain that he had designed the utility services this way so each lot will have their own 20 foot access strip for the services.

Chairman Tod Ferguson explained that the utility services can all be run from Webster Road as long as there is a cross access utility easement granted to the lots.

Chairman Ferguson asked if there were any wood lots on the property.

Jack Barton stated that there were wood lots on the property in the north - northwest area and a review will be required for an EPOD permit and plans by a forester will need to be submitted to the Town on how they plan to retain as much of the woods as possible. A discussion followed on this. Mr. Barton stated that he would get the information to Mr. Schmieder on what will be needed and a copy of the wood lot map for the Town of Parma.

Steve Aprilano asked how many homes are allowed on a parkway road. Mr. Barton stated up to twelve.

Chairman Ferguson asked if the proposed parkway road was going to be dedicated to the Town. Mr. Barton stated that this something that will have to be submitted to the Town Highway Superintendent and he will make the decision as to whether the Town will accept dedication of this road or if it will stay a private road. Even if road is to stay private, the road will still have to be built to town parkway road standards.

Chairman Ferguson stated that he sees the flood zone has been delineated on the plans, are there any wetlands on the property?

Mr. Schmieder stated there are not DEC wetlands but there may be some federal. A discussion followed.

Jack Barton stated that as the lots are proposed the Board may have to review with the engineer how the Town interprets the front and side yard of a home. The Town Code states that the front yard is the area between the public road and the house and this may cause issues in the future when the home owner wants to place an accessory building on the property. A discussion followed.

Mr. Schmieder stated that he wanted the Board to review the plans to get their opinion as to the reasonableness of the layout. After tonight's meeting he will get together with the Town Highway Superintendent to discuss the dedication of the road and make some revisions per the Board's comments.

## MISCELLANEOUS

Streb Corners Subdivision 157 Payne Beach Road

Richard Maier presented to the Board plans to merge three lots that front on Moul Road, that were originally part of the property on Payne Beach but were subdivided out a few years back, back into the Payne Beach Road property. Mr. Maier stated that the farmer who rents the land explained to the owner that if he merged the lots back into the main property he would be able to get the agriculture exemption on his tax bills.

A discussion was held on the naming of this subdivision and it was explained that name was devised to adhere to the Monroe County requirements.

The merging of these 3 lots back into main lot will not create any zoning violations.

**A motion was made by Steve Aprilano and seconded by Mike Reinschmidt to approve the merging of the 3 lots back into the main lot on Payne Beach Road. Motion carried unanimously 4-0 (Mark Acker absent).**

Glenbrook Village Updated approval

Jack Barton stated that this application was tabled at the last meeting to review the concerns with the flood zone and stream corridor. Kraig Wall, the developer, was present.

A discussion followed on the site and the requirement that the foundation has to be 50 feet from the edge of the stream due to the new EPOD requirements. Mr. Barton reviewed with the Board that they could issue an EPOD permit but the applicant has not asked for one. The Board reviewed the plans and scaled out the foundation of the home from the edge of the stream. The developer had the proposed house plans and the Board scaled out the proposed home to the site plans.

It was decided that the home could be pushed to the west.

Chairman Ferguson asked if the front set back is still 75 feet. Mr. Barton stated that it is.

Mr. Barton asked where the developer is planning to stock pile the dirt. Mr. Wall stated that he will be pushing everything to the west and can put a silt fence around the pile. A discussion was held on the percs of this site and Mr. Wall stated that he has received an updated approval from the Health Department.

Chairman Ferguson stated that he would like to have the engineer take the house

plans and overlay them on the site plan to see if the north east corner of the house will meet the required 50 feet from the stream edge, if the house can be moved to the west while still conforming to all Town codes and if not the plans will need to be brought back in to the Board.

A discussion was held as to staking out the home prior to any digging, so that there is no issue with the home in crouching on the 50 foot required from the stream edge. The Building Department will check on this when they do their pre-inspections. Mr. Wall agreed to have this done.

Chairman Ferguson reviewed with the developer that 50 feet no building zone also included 25 feet from the edge of the stream no disturbance zone.

**A motion was made by Steve Aprilano and seconded by Mike Reinschmidt to grant approval to update the approval for this project with the following stipulations:**

1. The builder will stock pile any dirt excavated from the site on the furthest west portion of the property.
2. A silt fence will be place around the stock pile of dirt.
3. The foot print of the home will be staked out prior to any digging on the property and the building department will send someone out to confirm that the home is not within the 50 foot area from the edge of the stream.

Motion carried unanimously 4-0 (Mark Acker absent).

Applications before Zoning Board of Appeals which require the Planning Board to report on:

Mr. Barton stated that there were 3 applications in front of the Zoning Board of Appeals at their next meeting for expansion of non-conforming structure and the Town Code requires that the Planning Board provide the Zoning Board of Appeals with a report on any issues the Board may see with the applications.

Mr. Barton stated that the Board did not have to comment on the plans at tonight's meeting as the Zoning Board of Appeals next meeting was after the next Planning Board meeting.

The first application is for 8 Ampor Beach and a request to expand the second story on the northwest portion of the home, the foot print of the home will not be expanded.

The second application is for 151 Ferguson Drive, the property is a corner lot and the owner would like to convert the existing garage into living area and bump out the house toward the road for a 2 car garage that will side load.

The third application is for 736 Parma Center Road, requesting permission to build an 8 feet deep porch on the front of the home.

A discussion followed on each application.

**A motion was made by Bob Pelkey and seconded by Steve Aprilano to accept the minutes from the January 21, 2013 meeting as presented. Motion carried unanimously 4-0 (Mark Acker absent).**

**There being no further business, a motion was made by Bob Pelkey and seconded by Mike Reinschmidt to end the meeting at 7:54 pm. Motion carried unanimously 4-0 (Mark Acker absent).**

Respectfully submitted,

Maureen L. Werner  
Recording Secretary