

Town of Parma Planning Board

January 7, 2021

Members Present:

Chairman:

Tod Ferguson

Executive secretary:

Jack Barton (acting)

Bob Pelkey

Mark Acker

Daryl Maslanka

Mike Reinschmidt

Ray Wenzel (alt)

Public Present: Chris Schultz via Zoom, Nga Lam, Dat Laun

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

There were no meeting minutes to review.

**PUBLIC HEARING**

Site Plan

One Lot

273 Dean Road

Chris Schultz presented to the Board plans for this one lot site plan. It will combine Lots 5 and 6 of the Beave Run subdivision. Chris told the Board that 273 and 261 Dean Road will be combined to be a single lot of 11+ acres. The plans for this site show an oversized home, with 2 accessory buildings, and a built-in pool. There will be a walk out basement to the pool area. The owners will be seeking a variance for the location of the Barn proposed to be south of the home. This barn will be storage for recreational vehicles. They have the septic system mapped out as well on the plans. This will be a forced main system with a pump. Currently the parts of the proposed building site are in a flood plain. They are working with FEMA to fill in the areas, submit final plans to FEMA. Once FEMA agrees with the plans, FEMA will update their flood plain maps, at which time a new set of plans will be submitted to the Board for review. They are waiting to merge the lots currently until FEMA approval.

7:05 pm Chairman Ferguson read the legal notice. Chairman Ferguson then went through the comments received on this project from the Monroe County Department of Planning and Development. Property being in the flood plane is as discussed above. There is a stream corridor that runs through the property. Chris advised the Board that the portion of the property facing Dean Road is to be remained undisturbed, as there has already been clearing done in this area.

Discussion then ensued regarding wood lots on the property. Chris advised that the property has no hard woods on it at this time, it is all secondary growth. Chris told the Board that the fill that has been brought in is from the Town of Greece surplus that was made available to the owner.

The Town Engineer notes from 9/22/2020 Once FEMA agrees with the plans, FEMA will update their flood plain maps, at which time a new set of plans will be submitted to the Board for review were read by Chairman Ferguson. See attached.

7:30 pm The Public Hearing was opened by Chairman Ferguson. There being no public present for comments the meeting was closed at 7:31 pm.

SEQR questions were read by Chairman Ferguson. Questions 1-11 were all answered no or small impact.

**Mark Acker made a motion to declare a Negative Declaration to the proposed type 1 action for the 11+ acre project at 273 Dean Road. Seconded by Daryl Maslanka. Motion passed unanimously 5-0.**



**There being no further business to discuss, a motion was made by Bob Pelkey to adjourn the meeting at 8:15 pm, seconded by Darryl Maslanka. Motion carried unanimously 5-0.**

Respectfully submitted,

Diane Brisson,

Recording Secretary Town of Parma Planning Board