

Town of Parma Planning Board

May 6, 2021

Members Present:

Chairman:

Tod Ferguson

Executive secretary:

Jack Barton (acting)/Mark Lenzi

Bob Pelkey

Mark Acker

Mike Reinschmidt

Ray Wenzel (alt)

Daryl Maslanka

Public Present: 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 4/19/21 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 Bob Pelkey Motion carried unanimously 5-0.**

**CONTINUING BUSINESS**

Site Plan

One Lot

80 Winding Country Lane

Richard Giraulo presented to the Board final plans for this one lot site plan.

The following signatures have been obtained:

Monroe County Department of Health

5/5/21

Monroe County Water Authority

2/8/21—which the Board does not have.

Town Engineer

5/6/21-which the Board also does not have.

Unfortunately, the mylars for this project were unable to be located during the meeting. The previous plans, however, do not show a signature box for the Town of Parma Highway Superintendent as requested at preliminary approval. Jack Barton advised the Board that he is aware that the Highway Superintendent agrees with the plans.

There was discussion on how to proceed with the mylars missing. The Board decided that Final approval could be given with conditions. Therefore, **Bob Pelkey made a motion to grant Final approval to the one lot site plan at 80 Winding Country Lane with the conditions that there is a signature box and a signature from the Town of Parma Highway Superintendent, and all other signatures appear on the plans when presented for signature by the Planning Board. Motion passed unanimously 5-0.**

Commercial Site Plan

One Lot

210 Collamer Road

Richard Giraulo presented to the Board updated plans for this Commercial site plan for a personal storage unit. The Board has received documentation that there are no concerns for the soil containing arsenic at this site.

The Board reviewed the plans. There were questions on setbacks. As this is a corner lot, there are 2 fronts and 2 sides with no rear to the lot. The setbacks need to be changed to reflect this. The Board reviewed the Town Code Schedule 1 for commercial buildings. There was discussion the correct setbacks. After review it was confirmed that they should have 50-foot setbacks on Collamer and Old Hojack Lane, 35 foot set backs on each side lot.

Chairman Ferguson went through SEQR parts 1 and 2. Part 1 was reviewed and all questions 1-11 in part 2 were answered no or small impact. There being no further questions or concerns, **Mike Reinschmidt made a motion to grant a Negative Declaration for the unlisted action/commercial site plan at 210 Collamer Road. Seconded by Bob Pelkey. Motion carried unanimously 5-0. Mark Acker then made a motion to grant Preliminary approval to the commercial site plan at 210 Collamer Road with the condition that the set back locations and wording be changed to reflect the corner lot status. Seconded by Daryl Maslanka. Motion carried unanimously 5-0.**

**Amendment:** After further review of Town Code for Commercial building setbacks, it was found that the front setbacks should be 75 feet x2 and the side setbacks are correct at 35 feet. Mark Lenzi, Building Inspector, will call Land Tech on 5/7/21 to let them know.

Site Plan One Lot 1688 Clarkson Parma Townline Road

Kris Schultz presented the final plans to the Board for approval. He states that the easement for the creek bed has been recorded.

The following signatures are on the plans:

Town of Parma Engineer 4/20/21

Monroe County Water Auth 5/6/21

Monroe County Health Dept 5/3/21

The Board had no further questions or concerns. **Daryl Maslanka made a motion to grant Final approval to the one lot site plan at 1688 Clarkson Parma Townline Road. Mark Acker seconded the motion. Motion carried unanimously 5-0.**

Site Plan One Lot 273 Dean Road

Kris Schultz presented final plans for this one lot site plan.

The following signatures appear on the plans:

Monroe County Health Dept 5/5/21

Town of Parma Engineer 5/3/21

Monroe County Water Auth 5/5/21-plans are not signed, Kris had the approval letter via email on his phone which was shared with the Board. He will forward this to the Building Department.

FEMA Revision of Flood Plane amendment: 4/28/21

There being no further questions or concerns, **Mark Acker made a motion to grant Final approval to the one lot site plan at 1688 Clarkson Parma Townline Road. Bob Pelkey seconded the motion. Motion carried unanimously 5-0.**

There being no further business to discuss, **Daryl Maslanka made a motion to adjourn the meeting at 7:55. Seconded by Bob Pelkey. Motion passed unanimously 5-0.**

Respectfully submitted,

Diane Brisson,

Recording Secretary Town of Parma Planning Board

