

Town of Parma Planning Board

October 7, 2021

Members Present:

Chairman:

Tod Ferguson

Executive secretary:

Mark Lenzi

Mark Acker

Ray Wenzel

Mike Reinschmidt

Daryl Maslanka

Public Present: Matt Tuttle, Mitchell Ritchie, Peter Ritchie, Rich Maier, Joseph Blanda

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

The meeting minutes from September 20, 2021, were reviewed. There being no corrections or questions, **Mark Acker made a motion to approve the Town of Parma Planning Board Meeting Minutes from September 2, 2021, as presented. Seconded by Mike Reinschmidt. Motion approved unanimously 5-0.**

CONTINUING BUSINESS

Mark Lenzi told the Board that the 1st item on the agenda, 1635-1637 Manitou Road Commercial site plan has been removed. They did not have the plans ready yet for review.

Property Split 3 lots 5360 Ridge Road West

Joe Blanda presented to the Board plans to split and merge property from lots at 5360 and 5370 West Ridge Road along with split and merge of property that is 38 acres on Trimmer Road. This property runs behind 5360 and 5370 West Ridge Road. The larger property on Trimmer Road is zoned commercial and currently has a metal building on it that holds the current concrete business. This business is for sale. The initial split and merge would be 0.655 acres from 5360 Ridge Road West and merge it to 5370 Ridge Road West. This makes the property a total of 0.900 acres. The second split and merge would be 3.056 Acres from the property at 5360 Ridge Road West and merge this to the 32 acres on Trimmer Road make the property lines more linear.

The Board reviewed the plans. They agreed that the proposed changes in the property lines would make the lots more cohesive. **Mark Acker made a motion to split 0.655 acres from 5360 West Ridge Road (Tax # 071.010-014.2, Lot R1-A on the map) and merge this to 5370 Ridge Road West (Tax # 071.010-01-013, Lot 2 on map). Mark Reinschmidt seconded the motion. Motion carried unanimously 5-0.**

Daryl Maslanka then made a motion to split 3.056 acres from 5360 West Ridge Road (Tax # 071.010-014.2, Lot R1-A on the map) and merge this to Tax # 071.010.01-014.1, Lot R1-B the map, with frontage on Trimmer Road. Mark Reinschmidt seconded the motion. Motion carried unanimously 5-0.

NEW BUSINESS

Farm Worker Housing 1390 Clarkson Parma Townline Road

Peter Ritchie presented to the Board conceptual plans for proposed farm worker housing on this site. He states that the area is surrounded by woods, and the plan is to disturb less than 1 acre of land. There will be 200-amp electrical service to the building, public water, and septic system. They likely will be using propane for heating. The land has been perked and passed. There is an existing driveway which will remain. There will be a berm along the driveway.

The Board reviewed the plans. The closest fire hydrant is more than 400 ft from the proposed building. Mark Lenzi has a letter from the Hilton Parma Fire Department that they are agreeable to the building being more than 1000 ft from the road. They will plan on doing the State Variance for this situation.

The Board reviewed the plans. There being no questions or concerns, **Mark Acker made a motion to merge 5.415 acres from 837 Parma Center Road Tax Account # 42.03-001-011.1 and merge to 1390 Clarkson Parma Townline Road Tax Account #42.03-001-022.1 for a total acreage of 4.163 acres. Seconded by Daryl Maslanka. Motion carried unanimously 5-0.**

Redraw property lines 2 lots 486 Parma Center Road & 420 Hill Road

Rich Maier presented to the Board plans to redraw property lines between these 2 properties to make them more linear. There will be no change in size of each property as per the drawings from 9/11/21.

The Board reviewed the plans. There being no questions or concerns, **Mark Acker made a motion to redraw the property lines between 468 Parma Center Road and 420 Hill Road with no change to amount of acreage to either lot. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0.**

Merge/Split 2 lots 486 Parma Center Road and 540 Hill Road

Rich Maier presented to the Board plans to split 0.5 acres from 486 Parma Center Road and merge it to 540 Hill Road.

The Board reviewed the plans. There being no questions or concerns, **Mark Acker made a motion to merge 0.5 acres from 486 Parma Center Road Tax Account # 43.01-001-056.004 and merge to 540 Hill Road Tax Account #43.01-001-056.105. Seconded by Daryl Maslanka. Motion carried unanimously 5-0.**

There being no further business to discuss, **Daryl Maslanka made a motion to adjourn the meeting at 8:10 p.m. Seconded by Ray Wenzel. Motion carried unanimously 5-0.**

Respectfully submitted,

Diane Brisson, Recording Secretary

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