

Town of Parma
Planning Board Meeting Minutes
September 16, 2024

Members Present:

Chairman: Daryl Maslanka

Ray Wenzel

Mark Lenzi

Tod Ferguson -Town Board Liaison

Mike Reinschmidt

Jack Wade

Nick Lukomskiy, Alt.

Members Absent:

Luke McGrath

Public Present: Kris Schultz, Timothy Jobes, Glenn Thornton, Jacob Beyler

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

The meeting minutes from August 19, 2024, were presented for approval. There being no further questions or corrections regarding the minutes. **Jack Wade made a motion to approve the meeting minutes from August 19, 2024, as presented. Seconded by Mark Lenzi. Motion carried unanimously 5-0.**

CONTINUING BUSINESS

Site Plan 1 Lot 1209 Peck Rd

Kris Schultz from Schultz engineering presented plans for the one lot site plan with all signatures.

Monroe County Department of Health: 9/11/2024

Town Engineer: 9/4/2024

The Board had no more questions or concerns. **Ray Wenzel made a motion to grant final approval for the one lot site plan at 1209 Peck Road. Motion seconded by Mike Reinschmidt, carried unanimously 5-0.**

NEW BUSINESS

Split/Merge 928 Peck Rd

Kris Schultz presented to the board plans to split 3.154 acres from 928 Peck Rd. The owner's plan is to subdivide off the farmhouse and associated improvements for transfer to a family member and the remaining property will stay farmed.

Chairman Maslanka address the environmental assessment provided with the plans. Kris Schultz explained that the creek on the lot is an Environmental Protection Overlay Districts, and a SEQR form was given to show they recognize there is an EPOD. Chairman Maslanka asked if this would involve doing a full SEQR assessment. Tod Ferguson said Part 2 and Part 3 will need to be done. Tod also included the board would have to look for ingress/egress for shared utility access.

Kris Schultz said that both properties have frontage on Peck Road and the farm runs from Peck Road all the way to Parma Center. This split will not be taking away any of the farm access.

Kris said there are utilities to the west of the creek. Tod Ferguson addressed the overhead wires. Kris said that RG&E will run blanket easements to run wires where they need to.

There was discussion of possibly needing an ingress/egress easement for the stone drive between the two properties. Kris said the properties are staying in the family and he didn't see a need for an easement at this time and in the future if the land ever gets sold, they will need to address the easement.

Mark Lenzi asked what the utilities are for the barns in the back, he asked if they have their own meters or are they electric. Kris thinks the barns have electric and said the easements are through RG&E. Mike Reinschmidt asked if RG&E ran the wires or if they were tagged as RG&E poles. Kris Schultz said he didn't know, and he would check into that for the board. Mark Lenzi said if the board were to approve the subdivision, they would need they're own services. Kris said he would find out if the services need to be split and adjust the map accordingly.

Chairman Maslanka said he would like to see the ingress/egress easement documented on the Parcel map for the future. Kris said he will add a proposed easement to the site map.

There were no more questions or concerns. **Mark Lenzi made a motion to table the split of 928 Peck Rd pending the information on utilities, seconded by Jack Wade. Motion carried unanimously 5-0.**

Split/Merge 269, 273, 275 & 289 Parma Center Rd

Jacob Beyler presented plans to the board to merge four existing lots into one lot. The land was bought by a farm, and they would like to merge for simplicity.

Chairman Maslanka asked if they were turning it into agricultural land. Jacob confirmed that is the plan. The board agrees that making the land agricultural is a great idea.

There being no more questions or concerns, **Jack Wade made a motion to merge Lot 1 3.03 acres; Lot 2 5.020 acres; Lot 3 66.907 acres and Lot 4 10.265 acres into Lot A totaling 85.222 acres. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0.**

Split/Merge 4 Hidden Acres Trail

Glenn Thornton from Thornton Engineering presented plans to the board to split 0.707 acres from the 4.883-acre lot at 4 Hidden Acres trail creating a non-compliant lot at the corner of Peck Road and Hidden Acres Trail. The owners of the parcel would like to subdivide their property for their daughter. Glenn said the lot is noncompliant for lot size, depth and width. He is aware that they would need to go to Zoning Board for variances. Glenn thought there would be no problems meeting setbacks and the plan is to have access from Hidden Acres Trail.

Mark Lenzi asked if Glenn plans to come back from the subdivision and site plan approval at the same time. Glenn Thornton confirms that the plan is to do it all at once, he added that the owner of the property is a proactive person and would like to plan for the season.

The board agrees that this is a reasonable request, for zoning and planning. This lot would be consistent with the houses and properties around it. The board also noticed the lot is bigger than some of the surrounding lots, but it would need to because it's a corner lot. Plus, the plans show having all the proper setbacks.

The board thinks that having the entrance at Hidden Acres Trail would be a better choice. Mark Lenzi wasn't sure if the road was dedicated to the town and there may be something in the town code about the number of residents from a private driveway.

The Board has given their comments and refers the applicant to the Zoning Board to receive any needed variances.

Split/Merge

531,529- & 519-Peck Rd

There was no one at the meeting to speak about this item. The board would like to have representation for the project.

Jack Wade made a motion to table this item until there is someone available to speak for it. Seconded by Mark Lenzi. Motion carried unanimously 5-0.

MISCELLANEOUS

New Tenant

5324 West Ridge Rd

Mark Lohrmann presented to the board that, West Ridge Wine & Spirits would like to move into his empty shop space in his building. This is a liquor store that is further West down West Ridge Rd from his parcel, they are looking for a better location. Mark said that the business has applied to the SLA to move locations, and they are looking to add a wall for storage. Luke McGrath from the building department has also come check out the location.

Jack Wade asked if there were any issues related to security or fire code. Mark Lohrmann said that they updated the fire safety when the building was being built, and Luke McGrath inspected the space and gave improvements that were needed. Mark also added that they have on site security installed that are monitored 24 hours with cameras. Mark Lenzi asked what the hours of the liquor store are, and Mark Lohrmann said that they close 9pm and the SLA has very fixed hours that are allowed.

The board agrees that the store fits into the spot well and it's a better location.

There being no further business to discuss, Jack Wade made a motion to adjourn the meeting at 7:57 pm. Seconded by Mark Lenzi. Motion carried unanimously 5-0.

Respectfully submitted,

Christen Mensing, recording secretary,

Town of Parma Planning Board