

TOWN OF PARMA PLANNING BOARD

JANUARY 19, 2015

Members present:

Chairman
Executive Secretary

Tod Ferguson
Dennis Scibetta
Steve Aprilano
Mark Acker
Mike Reinschmidt
Bob Pelkey

Public Present: David Ferrante, Patty Ferrante and Steve Sepaniak.

Meeting started at 7:00 p.m.

Steve Aprilano made a motion to approve the January 5, 2015 meeting minutes as presented, Mike Reinschmidt seconded the motion. Motion carried unanimously 5-0.

NEW BUSINESS

Rockville Subdivision

Dave Ferrante presented to the Board hand drawn maps. The map was a survey map with hand drawings of proposed 16 lot subdivision. Mr. Ferrante stated that he looked on the internet and thought this is what he would need to present to the Board for conceptual approval.

Chairman Ferguson asked if these lots will meet the minimum lot size for zoning. Mr. Scibetta stated that the property was zoned medium density.

Mr. Aprilano asked if the lots will be serviced by sewer or septic. Mr. Ferrante stated septic.

A discussion was held on septic systems.

Mr. Aprilano asked if the road is proposed to be dedicated. Mr. Ferrante stated yes.

Chairman Ferguson asked if perc tests had been done on the property. Mr. Ferrante stated no.

Mr. Reinschmidt asked if the applicant had check to see if the property was in a flood zone, he believes there may be two flood zones on the property. Mr. Ferrante stated no.

A discussion followed on whether the property had a flood zone, wet land or tree lot. The Board stated to Mr. Ferrante that he needed to look at all these maps and place any flood zone, wet land or tree lot on the plans.

Mr. Reinschmidt also asked that the applicant update any information on the plans that was outdated.

Chairman Ferguson stated that the applicant will need to contact the County DOT to discuss the alignment of the roads.

A discussion was held on whether the properties need to be merged first before a subdivision could be entertained.

A discussion was held on whether a hammer head or cul-de-sac would be the best turnaround for this subdivision.

Mr. Reinschmidt stated that this lot is heavily wooded, does the applicant plan to keep the trees. Mr. Ferrante stated that he intends to keep as many trees as possible.

Mr. Ferrante asked the Board what would be the next step. Chairman Ferguson stated that he would have to come back in with fully engineered plans for conceptual approval. A discussion followed on what needed to be on the plans.

72-74 Bailey Road

Property Merge

Mr. Sepaniak presented to the Board an application to merge the properties at 72 Bailey Road and 74 Bailey Road. Mr. Sepaniak is the owner of both properties.

72 Bailey Road - Tax Account number 043.04-2-41.1 - 0.8 acres

74 Bailey Road - Tax Account number 043.04-2-39.1 - 8.51 acres

Mr. Scibetta stated that 72 Bailey Road is a pre-existing non-conforming parcel.

Chairman Ferguson reviewed with Mr. Sepaniak that once the pre-existing non-conforming lot is merged into a conforming lot it can not be spilt from that lot in the future. Mr. Sepaniak stated that he understood.

A motion was made by Steve Aprilano and seconded by Bob Pelkey to approve the merge of tax account number 043.04-2-41.1 and 043.04-2-39.1 into one tax account number. Motion carried unanimously 5-0.

The Board reviewed with Mr. Scibetta future projects.

There being no further business, a motion was made by Mark Acker and seconded by Bob Pelkey to end the meeting at 7:45 pm. Motion carried unanimously 5-0.

Respectfully submitted,

Maureen L. Werner

Maureen L. Werner,
Recording Secretary