

**TOWN OF PARMA PLANNING BOARD  
NOVEMBER 2, 2006**

Members Present:

Acting Chairman  
Executive Secretary

Tod Ferguson  
Jack Barton  
Bob Pelkey  
Rick Holden

Members Absent:

Ed Fuierer  
Tim Harner

Public present: John Clarke (DDS Engineers), Michael White (CB), Kris Schultz (Schultz Associates), Kevin Price, Irma Finnegan, Annie Vicaretti, Joey Vicaretti and John Vicaretti.

Meeting started: 7:04 pm

**CONTINUING BUSINESS**

Callahan Subdivision 2 Lots 5090 Ridge Road West

John Clarke presented to the Board revised plans for final approval for this subdivision.

The following signatures had been obtained:

Town Engineer: 10/24/2006  
Monroe County Water Authority: 10/31/2006  
Monroe County Health Department: 11/1/2006

Acting Chairman Tod Ferguson asked how the fittings for the dry hydrant will be secured.

John Clarke stated he was not sure but the details were reviewed by the Town Engineer, that he assumed that they will have the details in the field when they are constructing the dry hydrant.

After reviewing the plans, **a motion was made by Rick Holden and seconded by Bob Pelkey to grant final approval for this application. Motion carried unanimously 3-0 (Ed Fuierer and Tim Harner absent).**

**NEW BUSINESS**

Bailey Road Subdivision 5 Lots 126 Bailey Road

Kris Schultz presented to the Board plans for a 5 lot subdivision. The plans also show an additional 6 lots that they owner has planned for future development (3 to 4 years down the road).

The plans show each lot having a 20' access strip to Bailey Road. The owner plans to put in a dedicated road, a parkway road up to the end of lot #3. Mr. Schultz stated that they plan to have the Town do inspections on this road at the time it is put in so that when the additional lots are developed the road will have already been inspected.

Mr. Schultz stated that lot #1 has an existing home on it and the applicant will need to apply to the Zoning Board of Appeals for a width variance for this lot. Also that they have been speaking with the Monroe County Water Authority and are looking to put an 8" main in to service all of the home and for

Bailey Road Subdivision Continued:

service to the additional 6 lots to be constructed in the future.

Mr. Schultz pointed out that the plans show a pond to be constructed on the south/east corner of lot #3.

The Board agreed conceptually with the plans and to have the plans sent out to the referral agencies for their comments and concerns.

Jack Barton stated that the Board typically does not allow the plans to be sent out when a variance is needed but if the applicant is aware of the fact that if they send out the plans before they apply for the variance and if they do not receive the variance that is required they will be responsible for any engineering or review invoices that are received in regards to their application. Mr. Schultz stated that he would make the applicant aware of that before he sends out the plans to any of the referral agencies.

Mr. Barton also asked Mr. Schultz to stop in at the Building Department to review the setbacks on the existing home as the applicant may need to apply for a setback variance.

MISCELLANEOUS

739 & 734 Curtis Road

Property

Merge Kevin Price presented to the Board a map showing 739 Curtis Road (TA#023.020-1-4) and 734 Curtis Road (023.020-1-5) both lots are 100' x 333'. Mr. Barton stated that the zoning for this area is medium density residential and that both lots are conforming.

**A motion was made by Bob Pelkey and seconded by Rick Holden to merge tax account #023.020-1-4 (739 Curtis Road) and tax account #023.020-1-5 (743 Curtis Road) into one tax account number. Motion carried unanimously 3-0 (Ed Fuierer and Tim Harner absent).**

129 & 139 Pease Road

Property Merge

Irma Finnegan presented to the Board a map showing 129 Pease Road (TA#072.04-2-31) 100' x 250' and 139 Pease Road (TA#072.04-2-2) 50' x 250'.

Mr. Barton stated that one lot is conforming and the other is non-conforming and that by approving of the merger the Board will be eliminating one non-conforming lot.

**A motion was made by Bob Pelkey and seconded by Rick Holden to merge tax account #072.04-2-31 (129 Pease Road) and tax account #072.04-2-2 (139 Pease Road) into one tax account number. Motion carried unanimously 3-0 (Ed Fuierer and Tim Harner absent).**

Ogden Parma Town Line Road Subdivision

Jack Barton presented to the Board plans for this subdivision that the Board had updated in August of 2006 and the owners are now asking for another updated signature. Mr. Barton stated that the Health Department had signed the plans on 10/16/2006.

Acting Chairman Tod Ferguson updated the signature for the Town of Parma Planning Board.

Jeff Mullen - Assistant Chief Hilton Fire Department

Stated that he thought he would stop in to the meeting tonight to see where the Town and the Town Engineer stood on the driveway designs changes that the Fire Departments were requesting.

Jack Barton stated that he had talked with the Town Engineer early today and that he had faxed over some comments but was waiting for a more recent set of comments to be faxed over. Mr. Barton stated that he should have them soon.

Mr. Barton then gave an overview of site visits that he had made to West Creek Woods Subdivision, Wilder Estates Section 6 and Sable Creek Subdivision along with a representative from Monroe County Water and Soil.

**Rick Holden made a motion to accept the October 16, 2006 minutes as presented, Bob Pelkey seconded the motion. Motion carried unanimously 3-0 (Ed Fuierer and Tim Harner absent).**

There being no further business, **a motion was made by Bob Pelkey and seconded by Rick Holden to end the meeting at 7:40 pm. Motion carried unanimously 3-0 (Ed Fuierer and Tim Harner absent).**

Respectfully submitted,

Maureen L. Werner  
Recording Secretary