TOWN OF PARMA PLANNING BOARD DECEMBER 18, 2006

Members Present: Chairman Ed Fuierer
Executive Secretary Jack Barton

tary Jack Barton Bob Pelkey Rick Holden Tod Ferguson

Tim Harner

Public present: Bill VanAlst, Michael Crawford, Carlo Callea, Jeff Mullen (HFD) and Stan Mesh (NGFD)

Meeting started: 7:06 pm

PUBLIC HEARING

Mercy Flight Subdivision

Manitou Road

Chairman Ed Fuierer read the legal notice.

Carlo Callea presented revised plans to the Board for their review and consideration for Preliminary Approval.

The following referral agency's comments were read:

- 1. Larsens Engineering, dated 11/28/2006 (along with a copy of the reply from McMahan LaRue dated 11/29/2006)
- 2. Monroe County Department of Planning and Development, dated 10/3/2006

A discussion followed on each comment.

Board Comments:

Tim Harner asked why was the lot designed as one lot if they originally had wanted three lots. Mr. Callea stated that it was an oversight on the original plans, that the lots were non-conforming and they needed to go to the Zoning Board of Appeals to apply for variances.

Bill VanAlst stated that he had asked for the grading plan. Mr. Callea stated that the grading is already done and will be left as shown on these plans. Mr. VanAlst stated that he had a problem with what looks to be a "large hole" on Lot 37B. Mr. Callea stated that he believes Mr. VanAlst is thinking of the previous grading and that there is a natural swale along these lots which they will be leaving.

Mr. VanAlst also stated that he has concerns with these homes being located only 10 feet from the set back, basically there will be no back yard, there will be a need to maintain the swale and there will not be

a lot of room to do that. Mr. Callea stated that the "footprint" shown on the plans is for the maximum house and also agrees with Mr. VanAlst he doesn't want to have the homeowner's back door in the swale. Mr. VanAlst stated that this could be a potential problem and the Board might want to have the engineer specify in the plans that the home be at least 20 to 30 feet from property line.

PLANNING BOARD Mercy Flight continued:

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Rick Holden stated that he has been to the site and sees that a home is being constructed and was wondering which lot it was being built on. Mr. Callea stated Lot #3.

Mr. Holden asked the price range of the home that is being built. Mr. Callea stated \$140k to \$200k.

Mr. Holden stated that he didn't feel that the proposed homes on these new lots would fit in with the neighborhood, as they will be much smaller homes. Mr. Callea stated that he is targeting older couples for these homes.

Chairman Ed Fuierer open the public hearing.

Public Comments:

Jeff Mullen - HFD- stated that the Fire Department had already sent back a response stating that they would like the Board to not consider subdividing this parcel into three lots, as they had a concern with the numbering of the homes on the lots, by doing this there will odd numbers on both sides of the road. A discussion followed on this. It was decided that Mr. Callea would make sure with the Assessors Office that the numbers on the homes would follow proper protocol- one side odd and one side even- before the homes are built.

Chairman Ed Fuierer closed the public hearing.

Jack Barton explained to the Board why this application was not on the agenda and also reminded the Board that they had not required a new SEQR application for this proposal because they were going to recognize that the original SEQR covered this application for subdivision. A negative declaration was granted for the original subdivision application.

A motion to grant preliminary approval for this application based on the revisions that were requested by the Board at this meeting being done before final approval is granted and recognizing that this application for subdivision is covered by the negative declaration that was granted for the original subdivision plans was made by Tod Ferguson and seconded by Rick Holden. Motion carried unanimously 5-0.

CONTINUING BUSINESS

Henry Delavergne Subdivision Lot R1 75 Delavergne Drive

Kris Schultz presented to the Board revised plans for consideration for final approval.

The following signatures had been obtained:

Monroe County Health Department: 12/4/2006 Town Engineer: 12/18/2006 Monroe County Water Authority: 12/14/2006

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Delavergne Subdivision continued:

Monroe County DOT:

After reviewing the plans, a motion was made by Tim Harner and seconded by Bob Pelkey to grant Final Approval for this application. Motion carried unanimously 5-0.

12/15/2006

Kris Schultz stated that he was working with the Town to set up standards for "senior developments" in the Town and asked if any of the Board members would be interested in being involved in the development of the proposed Zoning Amendments for "senior developments". Bob Pelkey stated that he would like to be involved.

MISCELLANEOUS

<u>Proposed Changes to Site Plan Requirements:</u>

Jeff Mullen representing the Hilton Fire Department and Stan Mesh representing the North Greece Fire Department were at the meeting to discuss with the Board the best way to protect homes that are built more than 750 feet from the road or the nearest hydrant.

After a lengthy discussion and several options being reviewed for fire protection options and driveway construction it was decided that Jeff Mullen would draft the recommendations to include the NFPA outlines and then forward them to Bill VanAlst for his review and approval and then the Board will review the document before being sent on to the Town Board.

The following correspondence were read by the Chairman:

1. An Christmas letter from Larsen Engineering.

A motion was made by Tod Ferguson and seconded by Rick Holden to accept the minutes of the November 2, 2006 meeting as presented. Motion carried unanimously 3-0 (Ed Fuerier and Tim Harner absent).

A motion was made by Rick Holden and seconded by Tim Harner to accept the minutes of the December 7, 2006 meeting as presented. Motion carried unanimously 5-0.

There being no further business, a motion was made by Bob Pelkey and seconded by Tod Ferguson to end the meeting at 9:03 pm. Motion carried unanimously 5-0.

Respectfully submitted,

Maureen L. Werner Recording Secretary