

TOWN OF PARMA PLANNING BOARD

MAY 4, 2006

Members Present:

Chairman
Executive Secretary

Ed Fuierer
Jack Barton
Rick Holden
Tod Ferguson
Tim Harner
Bob Pelkey

Public present: Al Spaziano, Richard Iuppa, Chris Martin, Philip Sag, Rich Maier (Maier Land Surveying)

Meeting started: 7:02 pm

CONTINUING BUSINESS

Zarpentine Subdivision 1 Lot Burritt Road

Jack Barton explained to the Board that the engineer had to make a minor change to the DOT note on the plan. The note was changed to read 40 feet from 20 feet driveway culvert pipe. Mr. Barton stated that the engineer then took the revised plans to the referring agencies and had them resign the plans and was asking the Chairman to resign the revised plans.

Chairman Ed Fuierer signed the plans.

Sable Creek Subdivision 3 Lots 525 Peck Road

Jack Barton explained to the Board that it has been over six (6) months from the date that the Board granted preliminary approval on this site plan and the Board now needs to review the plans and decided if they would like to have another Public Hearing on this application

Chris Martin and Al Spaziano(owner) were present for this application.

Mr. Martin stated that they have gone over the plans and revised this project from four (4) lots to three (3). Mr. Martin stated that the existing lot at the road is staying the same. Lot #2 will stay the same but they have combined the proposed Lot #3 and Lot #4 into one (1) lot. Mr. Martin stated that they have done a new topo map on the property, that the proposed utilities and septic systems will stay the same. They will be using the proposed septic for Lot #3 from the original plans for the septic on the new Lot #3, the home on the new Lot #3 will be in the same approximation as the original Lot #4 but they will using a pumping station from the home to the septic system.

Mr. Martin stated that the revised drawings have been submitted to all the referral agencies for their review and comments. They have not yet received comments from Larsens but they have spoken with them and the comments should be forthcoming.

Chairman Ed Fuierer questioned if the proposed house on the original Lot #4 was going to be eliminated. Mr. Martin explained that they are proposing the home on the new Lot #3 to be in the same approximate

Sable Creek Subdivision Continued:

spot as the home on the original Lot #4 but they will be using the proposed septic from the original Lot #3.

There was a question as to whether the referring agencies would sign off on the plans because the Board had not given a preliminary approval on this revised plan. Mr. Barton stated that a preliminary approval was granted back in August and that this will cover the referral agencies concerns.

Tim Harner questioned how many people attended the Public Hearing for this application. Mr. Barton stated that he did not have the information right in front of him but he believes there was only one. Chairman Ed Fuierer reviewed the minutes of that meeting and there were no public comments on this application.

Tim Harner stated that he did not see a need for a new public hearing as they are scaling back the project not making it bigger. Rick Holden agreed.

The applicant stated that they would like to come in at the next meeting for approval of this site plan. Mr. Barton reviewed the meeting schedule and deadline schedule for the meetings.

Mr. Barton stated that the Fire Marshal has questions and would like to see the sprinkler note on the plans and the other notes that he requested. Mr. Martin stated that he had added these notes to the plans and will make sure the Fire Marshal gets a set of plans with the notes on them.

A discussion was held on the weekly storm reports for the application and Mr. Spaziano stated that they are working on the final grading and putting down the seed.

Mr. Barton asked if Mr. Spaziano had spoken with Monroe County in regards to the stone check dams. Mr. Spaziano reviewed with the Board what the County had asked him to do.

MISCELLANEOUS BUSINESS

141 Pine Hill Road & 3 Gail's Trail

Property Split & Merge

Rich Maier presented to the Board plans that show a portion of 3 Gail's Trail being added to 141 Pine Hill Road.

Mr. Maier stated that the owner of 141 Pine Hill Road (Tax Account #71.03-2-12.11) had purchased 3 Gail's Trail (Tax Account #71.03-2-43) and would like to alter the common property line of the properties. The plans show the north line of 141 Pine Hill Road being moved 47.43 feet north. Mr. Maier stated that moving the property lines does not create any Zoning violations and both lots are conforming as proposed. Mr. Barton confirmed that the proposed lots conform to Zoning.

After reviewing the plans **a motion was made by Tod Ferguson and seconded by Tim Harner to approve of the moving of the north property line of 141 Pine Hill Road (Tax Account #71.03-2-**

There being no further business, a motion was made by Bob Pelkey and seconded by Tim Harner to end the meeting at 7:43 pm. Motion carried unanimously 5-0.

Respectfully submitted,

Maureen L. Werner
Recording Secretary