

TOWN OF PARMA PLANNING BOARD

AUGUST 3, 2006

Members Present:

Chairman
Executive Secretary

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

Public present: Duane Tillich, Michael White (CB), Steve Shelly (Shelly Associates) and A. J. Barea.

Meeting started: 7:02 pm

PUBLIC HEARING

Duane Tillich

1255 Manitou Road

Chairman Ed Fuierer read the legal notice.

Steve Shelly 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 7/31/2006

Mr. Shelly reviewed with the Board the changes that they have made to the plans since the last set of plans were presented to the Board. A discussion followed on each comment.

Mr. Tillich stated that he has no further plans for developing the rest of the property at this time.

Chairman Ed Fuierer open the public hearing.

Public Comments:

None

Board Comments:

Tod Ferguson asked if the engineer knew how much fill is going to be required for this site. Mr. Shelly stated that he had not calculated the figure yet but it will mostly be around the leach field.

Mr. Ferguson requested that the Town standard fill note be added to the plans.

Jack Barton asked if the engineer knew the proposed set back for the house. The engineer stated that it was not on the plans, but he could scale it out and it was around 200 feet. Mr. Barton asked that he label this on the plans.

Mr. Barton also requested that the engineer station the driveway. The engineer stated he would.

Duane Tillich Continued:

Mr. Barton then stated that without having the comments from the Monroe County Department of Planning the Board's option would be to close the public hearing and table the application until the comments are received from the County.

Rick Holden stated that the Board is in the process of working with the local Fire Departments to create a standard driveway requirement that would support their needs and that he feels that these plans should be sent to the Fire Marshal for his review and comments.

Chairman Ed Fuierer asked if there were any hydrants in the vicinity of the proposed home. A discussion followed on this. The Board requested that the engineer locate the hydrants that are nearest to the property line and label them on the map.

Conservation Board Comments: Recommends a negative declaration with the requirement that all of Larsen's, Monroe County and Town of Parma Planning Board concerns are addressed.

Chairman Ed Fuierer closed the public hearing.

A motion was made by Tod Ferguson and seconded by Tim Harner to table this application until such time as the County comments have been received. Motion carried unanimously 5-0.

MISCELLANEOUS

Ogden Parma Town Line Road Subdivision _____ Lots 5 & 6

No one was present to present the plans to the Board. Jack Barton went over the plans with the Board.

Tod Ferguson questioned the grading shown on lot #7 and asked if the applicant was proposing to do this grading. After a small discussion and a look at the original plans it was decided that this was the original grading as approved on the original subdivision plans. Mr. Ferguson stated that if the applicant is planning on doing this grading he would like them to be present at the next meeting.

The Board then reviewed the changes in grading. The plans show that the swale that was originally proposed to go down the middle of the property has been split and is now proposed to go down either side of the property. The plans show that the applicant is proposing to use the septic on the original lot #5 as approved previously, that the home will be constructed in the middle of the property and a proposed pole barn is to be located on the east side of the property.

After reviewing the plans the Board agreed that they would like to see the proposed swale running along the east property line brought back west so that the proposed swale is totally on the applicant's property and all of the runoff from lot R-5 is not being cast off onto lot 7.

Ogden Parma Town Line Road continued:

At 7:37 A.J. Barea showed up to present this application to the Board. The Board reviewed with him their concerns.

Mr. Ferguson questioned the grading on lot #7. Mr. Barea stated that the grading shown on lot #7 is the grading that was approved on the original plans and that he added this to his plans to show the Board the continuity of grading and that the applicant is not proposing to do any grading on lot #7.

Mr. Ferguson stated that the lines on the map are very confusing because they are so tight to the property line and that he would like to see the lines pushed to the east which would push the swale to the east and keep the swale completely on this property. Mr. Barea stated that the lines are not that different from the ones that were proposed on the original approved plans. Mr. Barea stated that the lines are tight because of the proposed pole barn.

Rick Holden stated that at this point the property between the proposed barn and the property line is unmowable.

A discussion was held on the barn placement and the grading. The Board stated that they were concerned with the large amount of impermeable surface that is proposed as well as the large roof on the barn and all the runoff that these will create and the plans show this run off being cast off on to lot #7. The Board would like to see the swale completely on the applicant's property.

The Board agreed that before they approve of the grading changes they would like to see a new set of plans showing the grading lines along the east property line moved west and the base of the swale being put entirely on lot R-5.

Mr. Barea asked to be put on the agenda for the next meeting. Mr. Barton stated that he would add him to the agenda for the August 21, 2006 meeting.

A motion was made to table this application until revised plans are submitted to the Board for their review. Motion carried unanimously 5-0.

A motion was made by Tod Ferguson and seconded by Tim Harner to accept the minutes of the July 17 2006 meeting as presented. Motion carried unanimously 5-0.

Chairman Ed Fuierer read the following correspondence:

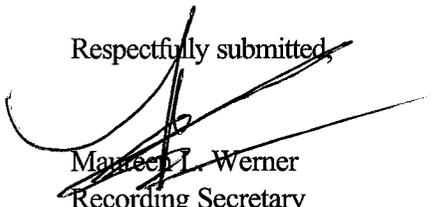
1. Projected Budge Report for Planning Board
2. Planning News, Summer 2006 edition

Jack Barton gave a quick update on the status of the recommendations from the Fire Departments regarding

driveways. He stated that the Building Department did receive comments from the Town Engineer this evening and Asst. Chief Mullen is working on getting the figures that were requested at the last meeting and that it should be on the agenda at the next meeting.

There being no further business, **a motion was made by Tim Harner and seconded by Rick Holden to end the meeting at 8:04 pm. Motion carried unanimously 5-0.**

Respectfully submitted,



Mantech L. Werner
Recording Secretary