

**TOWN OF PARMA PLANNING BOARD
SEPTEMBER 18, 2006**

Members Present:

Chairman
Executive Secretary

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

Public present: Brian Sorochty (DDS Engineers), Mike Callahan, Heather Callahan, Nick Montanaro, Doug Flood, R. Bower and Linda Wolf.

Meeting started: 7:05 pm

PUBLIC HEARING

Callahan Subdivision 2 Lots 5090 Ridge Road West

Chairman Ed Fuierer read the legal notice.

Brian Sorochty 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 9/8/2006
2. Monroe County Department of Planning and Development, dated 8/21/2006 & 9/6/2006

A discussion followed on each comment.

Chairman Ed Fuierer open the public hearing.

Public Comments:

None

Board Comments:

Jack Barton stated that he has had a discussion with Mr. Sorochty regarding fire protection for this site and that they are still working on it. Mr. Sorochty stated that they have decided to add a dry hydrant to the plans.

Mr. Barton asked the applicant, just to make it clear, if all storage was going to be inside that no equipment will be stored outside. Mr. Callahan stated that all storage will be inside.

Mr. Barton then asked for the handicap parking spaces to be labeled on the plans, as well as, the access aisle.

Draffin Estate Continued:

Mr. Montanaro stated that they have not done the percs yet on the property but has been told the soils are very good.

Mr. Montanaro stated that the six homes located at the corner of Burritt Road and Draffin Road have drainage problems. He has spoken with the Highway Superintendent asked if the Town would be willing to work him on the design of this subdivision to help elevate this problem, as the owner, of this property, has agreed to work with the Town within reason.

Mr. Montanaro stated that they are proposing a pond on this subdivision and then explained to the Board how he felt the pond would help the drainage problem.

Chairman Ed Fuierer told Mr. Montanaro that the Board had been working with the area Fire Departments regarding driveways and long distance of homes from public hydrants.

A discussion followed on the use of dry hydrants and sprinkler systems.

Chairman Ed Fuierer stated that the plans would need to be sent to the Fire Department for their feed back as to what they felt would be adequate fire protection for the proposed homes.

Tod Ferguson asked if there were any wood lots on this site. Mr. Montanaro stated that he hasn't looked into that yet.

A discussion was then held on the Board's comments as to the re-zoning of the property.

Chairman Ed Fuierer stated that he would like to see it re-zoned as he felt it would be beneficial to the neighbors, especially if they could alleviate some of the drainage problems.

Tim Harner stated that he had no problem with the two acre lots but was not happy with all the flag lots. Mr. Montanaro stated it was not feasible without the flag lots.

A discussion was held on the existing home on the property, on Burritt Road.

The Board agreed that it would be beneficial for the neighborhood if the property was re-zoned to rural residential.

Country Village Estates

Section 5B

County Meadow Way

Kevin Clark presented to the Board plans for this section showing 4 lots, he may want to put 5 lot in there but he is not sure at this time. Mr. Clark stated that the reasoning for the revision to the plans is because of the desire to keep some of the land "forever wild" and to preserve a row of mature trees.

Mr. Clark stated that if he goes to 5 lots that would give him 21 lots on a cul-de-sac and that would mean

