

**TOWN OF PARMA PLANNING BOARD
JANUARY 15, 2007**

Members Present:

Chairman
Executive Secretary

Ed Fuierer
Jack Barton
Bob Pelkey
Tod Ferguson
Rick Holden

Members Absent:

Tim Harner

Public present: Scott North, Darlene North and Leon Fella.

Meeting started: 7:05 pm

PUBLIC HEARING

King Subdivision

Lot #4

Alder Beach Road

Chairman Ed Fuierer read the legal notice.

Kris Schultz 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 11/20/2006
2. Monroe County Department of Planning and Development, dated 11/20/2006
3. Hilton Fire Department, dated 11/2/2006

A discussion followed on each comment.

Mr. Schultz stated that the plans have been forwarded to the Health Department after revisions had been made to the plans and they have stated that they are ready to sign the plans.

Chairman Ed Fuierer opened the public hearing.

Public Comments:

Scott North - 10 Alder Beach Road:

-stated that the legal notice read that this property is 4 Huffer Road but 4 Huffer Road is around the corner and does not understand why it is listed as 4 Huffer Road and believes this is a mistake. Jack Barton explained to Mr. North that the property being subdivided for this site plan presently is part of 4 Huffer Road and until the Board gives Final Approval for the subdivision/site plan for this site the property is still legally 4 Huffer Road.

-stated that he was concerned with the swamp area closest to the Lake and want's to make sure no filling is done in this area. Mr. North also wanted the Board to know the flow of the drainage of this swamp, it flows under Alder Beach and into a channel and then out into the Lake and that at times this channel builds up causing the swamp area to raise about 3 feet.

King Subdivision continued:

A discussion was held on the drainage and the channel.

Mr. Schultz asked if there was an existing permit to allow the channel to be maintained. Mr. North stated that he did not know but that the neighbors and the Town work well in keeping the channel maintained but it can be clear one day and then the next it can be filled with sediment. All depends on the Lake and if a storm comes through or not.

-wanted the Board to be aware that when the channel is filled and the swamp backs up it does effect the existing leach fields.

-was concerned with the first floor elevation, the plans show the first floor elevation to be 258' and that is 6 feet above existing grade are they going to be filling the property this much. Mr. Schultz explained that a typical home is 5 to 6 feet above existing elevation and that the home is but in and then the fill is graded and well blended to look normal.

-asked how far off of Alder Beach is the proposed home? Mr. Schultz stated 14.1 feet.

-was concerned that the pitch from the proposed home to the road (258' to 252') was a big pitch and how much runoff was going to go over the road. Mr. Schultz stated that from the home to Alder Beach road they have proposed a 1 on 4 slope and that is pretty gradual. Mr. Schultz also explained that they have proposed a swale along the east side of the property to pull the drainage to the front yard and then into swamp and then to follow the natural drainage of the property, to keep the drainage away from the road.

A lengthy discussion was then held on how to keep the channel from the swamp maintained so that the swamp area does not back up and cause problems with water. It was decided that Mr. Schultz would put a 20' wide easement along the east line of the property for a drainage easement but the neighborhood association would have to give an ingress and egress easement to the Town for permission to travel over the private road.

-was concerned with the proposed address for this home, 40 Alder Beach. Mr. North stated that he feels this will confuse the emergency response personal because the existing homes are numbered 1 - 15 and this house comes before them. Mr. Barton explained that there is potential for a couple of more lots to be subdivided off of this property and by giving this home the number 40 it allows them to have room for more house numbers and they are trying to follow the numbering system that the County has put into place. Mr. Barton suggested that in order to stop the confusion a sign should be posted in the right-of-way pointing the way to 1-15 Alder Beach and thought that it should be included in the approval.

Leon Fella - 15 Alder Beach Road

-stated that he is very concerned with the elevation of the property being raised and was concerned with the drainage of this site and believes that the road way will be underwater. Mr. Schultz stated that the road should not be effected by the drainage of this site and that with the information that

King Subdivision continued:

Mr. North has shared about the swamp they should be able to take care of this potential problem.

-stated that the area where they are proposing to build the home always has water in it and there is always water along the road in that area and is very concerned with this, because the road is a narrow road. Mr. Schultz stated that he is grading the yard so that there is no standing water and this should not be a problem.

Board Comments:

Rick Holden asked the neighbors how the water was along the road today, as it has been raining for a while now and everything is pretty much under water. Mr. North stated that it was high but not over the road. Mr. Holden felt that if the road wasn't under water with all the rain that we have had in the past couple of weeks and if they keep the channel open to the Lake the building of the home with the proposed grading should help the drainage problem in the area.

After another lengthy discussion was held again about the drainage, it was decided that Mr. Schultz would contact the Town Highway Department to find out what was the best avenue to take, pipe or just drainage easement, to make sure that the channel to the Lake stays clean.

Tod Ferguson asked about the area that the home was being proposed to be built, was it hydro logically active? Mr. Schultz stated that is was not, it was a basin.

Mr. Holden questioned if the Town should get an easement over the existing culvert to make sure it stays clean. Mr. Schultz stated he had no problem doing that but he would first ask the Town Highway Superintendent if this was something he wanted.

Mr. Barton asked if the home could be moved to the west, to move it further from Alder Beach Road. Mr. Schultz stated it all depends on what type of home is built but yes it could be moved especially if the home has a front load garage.

Conservation Board Comments: Recommends a negative declaration.

Chairman Ed Fuierer closed the public hearing.

Tod Ferguson made a motion stating that based on the advisement of the Conservation Board the Planning Board has determined this application to be an unlisted action under SEQR, that the Planning Board grant this application a Negative Declaration and to grant Preliminary Approval of the site plan. Motion was seconded by Rick Holden. Motion carried unanimously 4-0 (Tim Harner absent).

MISCELLANEOUS

Bob Pelkey made a motion to accept the minutes of 1/4/2007 as presented, Tod Ferguson seconded

Miscellaneous continued:

the motion. Motion carried unanimously 3-0 (Rick Holden absent from 1/4/2007 and Tim Harner absent from this meeting.) There being no further business, a motion was made by Bob Pelkey and seconded by Tim Harner to end the meeting at 7:39 pm. Motion carried unanimously 4-0 (Rick Holden absent).

Respectfully submitted,

Maureen L. Werner
Recording Secretary