

PARMA PLANNING BOARD
November 1, 2007

Members Present:

Chairman
Executive Secretary

Ed Fuierer
Jack Barton
Rick Holden
Tod Ferguson
Bob Pelkey

Tim
Harner

Public Present: Jong Kim (LaDieu Associates), Robert Avery (Avery Engineering),
Caroline Myers (MCS&W), Mark Swanson, Bill VanAlst (Larsen
Engineers), Don Carpenter (DDS Engineers) and Jessie Sudahl.

Meeting started: 7:02 p.m.

Caroline Myers for the Monroe County Soil and Water Conservation District gave a very informative presentation to the Board and the audience on Phase II Stormwater Regulations.

PUBLIC HEARINGS

Goodman Peck Site Plan

1084 Peck Road

Chairman Ed Fuierer read the legal notice for this application.

Robert Avery presented to the Board the plans for this site for their review for preliminary approval.

Mr. Avery reviewed the plans with the Board, stating that the home will be serviced by a private septic system and public water.

Chairman Ed Fuierer read the following correspondence from the following referral agencies:

1. Town Engineer: 9/17/2007 and 10/15/2007
2. Monroe County Department of Planning and Development: 9/20/2007

Chairman Ed Fuierer opened the Public Hearing.

PUBLIC COMMENTS:

None

BOARD COMMENTS:

Rick Holden asked if the Fire Department had reviewed the plans. Mr. Barton stated that the home was located 230 feet from the road and there the plans did not meet the requirements for additional fire protection.

Goodman Peck Continued:

CONSERVATION BOARD

The Conservation Board recommended a negative declaration for this subdivision and listed the action as an unlisted action under SEQR.

Chairman Ed Fuierer closed the public hearing.

A motion was made by Tod Ferguson and seconded by Rick Holden to grant preliminary approval for this application and that they recognized that this project an unlisted action under SEQR and accepted the negative declaration. Motion carried unanimously 5-0.

Kirby's - Commercial Site Plan 4671 & 4675 Ridge Road West

Chairman Ed Fuierer read the legal notice for this application.

Jong Kim presented to the Board the plans for this site for their review for preliminary approval.

Chairman Ed Fuierer read the following correspondence from the following referral agencies:

1. Town Engineer: 10/30/2007 (Bill VanAlst reviewed with the Board a few concerns that he had on a couple issues that needed to be worked out the Engineer)
2. Monroe County Department of Planning and Development: 3/8/2007 & 11/1/2007

A discussion was held regarding the fact that annual reports for Storm Water management need to be supplied to the Town of Parma. Mr. Kim stated he would do this.

Chairman Ed Fuierer opened the Public Hearing.

PUBLIC COMMENTS:

None

BOARD COMMENTS:

Tod Ferguson stated:

1. At the last meeting the Board had requested to see what type of buffering was going to be used between this site and the property to the West. A discussion was held on this.
2. There did not seem to be a lighting plan on the plans, there were pictures of what type of lights but the Board had requested a lighting plan be shown on the plans to show the "spread" of the proposed lights. Mr. Kim stated he would add the lighting plan on the plans.
3. At the last meeting Mr. Kim had shown the Board a picture of what the buildings may look like. Mr. Kim had stated at the last meeting that he was not sure that

Kirby's Continued:

was going to be the exact design as the owners had not yet decided. Mr. Ferguson stated that he would like to see the actual design of the buildings attached to the plans. Mr. Kim showed the Board a picture of what the building will look like and then stated that the storage building will be exactly like the one presently on the site but the colors have not yet been picked, but will blend with the current colors. Mr. Kim then stated that he will have the exact rendering of the buildings with the final plans.

Rick Holden again questioned if there were any more thought as to the buffering between the properties. It was stated that the properties were each commercial and the buffering was a lesser standard than when the commercial property butts up to a residential property.

The owners of the property stated that the new storage facilities will be fenced. Jack Barton asked if this was shown on the plans. The owner stated that it is not shown on the plans because they are not sure exactly where the fence will be but that it will be put on the final plans.

Mr. Barton stated that he will get the ordinance to Mr. Kim that states what type of buffering is required between commercial properties.

A discussion was held on the exact location of the house to the south west of this site. Mr. Barton asked that the Engineer place the exact location of the house on the plans so the Board can see exactly where the home is located.

A discussion was held on the projection of car lights on this house to the south west. The owners stated that on the average he only has three customers per day for the storage units.

Jack Barton stated that the plans have been sent to the Fire Marshal for his review but he is on vacation and that they have not received his comments as of yet.

A discussion was held on the storm sewer easement, as it leaves to the west, was it in place. Mr. Kim stated that it was not, that they had to meet with the adjoining land owner to get it in place. A discussion was held on this easement. It was brought up that there may be an existing easement already in place and further investigation was need on this.

CONSERVATION BOARD

The Conservation Board recommended a negative declaration for this subdivision and listed the action as an unlisted action under SEQR.

Chairman Ed Fuierer closed the public hearing.

A motion was made by Tod Ferguson and seconded by Tim Harner to recognize this project as an a unlisted action under SEQR, accepted the negative declaration and to table this application until the plans have been updated as requested at tonight's meeting. Motion carried unanimously 5-0.

MISCELLANEOUS BUSINESS

325 Dunbar Road

Subdivision of Land

Richard Avery presented to the Board plans to subdivided this piece of land into two (2) separate pieces of property. The plans show the original property to be 28.6 acres and that a 370' x 338.8' (2.588 acres) parcel of land to be cut off. The smaller parcel will contain the existing home along with 2 barns and 2 sheds, the rest of land is to remain vacant land at this time.

Mr. Avery stated that the existing septic is located north of the existing home and the entire system is located on the smaller parcel.

Mr. Barton stated that he had discussed with Mr. Avery the setbacks required for the properties if used for agricultural use. Mr. Avery stated that he believes the setbacks as shown exceed the minimum for agricultural use.

A motion was made by Tim Harner and seconded by Rick Holden to approve the subdivision of this property as presented to them on the plans at tonight’s meeting. Motion carried unanimously 5-0.

NEW BUSINESS

Lighthouse Hill Subdivision

16 Lots

188 Curtis Road

Don Carpenter presented to the Board plans for a 16 lot subdivision on the corner of Curtis Road and Lighthouse Road.

Mr. Carpenter stated that the perc tests were done on all the lots and that 2 lots will have a full raised system while the remaining lots will have modified raised systems, that the preliminary drainage is completed and the property will drain from east to south (Mr. Carpenter reviewed this with the Board), that he is not planning any drainage pond at this time and that the driveway for lot 8 will be changed to Curtis Road instead of Lighthouse Road.

Chairman Ed Fuierer asked what type of fire protection was being proposed for Lot #1. Mr. Carpenter stated that he has stationed the driveway and put in a pull off at 750 feet. He has no plans at his time but will do what is necessary. The Board reviewed the proposed Fire Protection standards that they in the process of presenting to the Town Board for their approval. Mr. Carpenter stated that he was aware of this and he will want to review the proposed standards to see what options are available to him.

The Board agreed conceptually with the plans and agreed to have them sent out to the referral Boards for their comments and concerns.

MISCELLANEOUS BUSINESS CONTINUED

625 Curtis Road

Subdivision of Land

Mark Swanson presented to the Board plans to subdivided this property into two (2) parcels.

Mr. Barton stated that the Zoning Board of Appeals had granted the variances for side set backs for the shed on lot #1 and the barn on lot #2.

625 Curtis Road Continued:

The Board asked for the driveway easement to be extended to include the portion of the driveway that extends on to lot #2. The Board then made their request more specific, they would like to see the easement extend to up to the northeast corner of the structure on lot #1 and to the property line between lot #1 and lot #2. Mr. Swanson stated that he would have that done by the engineer.

A motion was made by Rick Holden and seconded by Bob Pelkey to approve the subdivision of this property as submitted at tonight's meeting with the condition that the engineer supply the Town with a map showing the driveway easement being extended per the Board's request before the Chairman signs the plans. Motion carried unanimously 5-0.

Fairfield Place Subdivision 500 lots 1617 Manitou Road and 4664 Ridge Road West
Jessie Sudahl presented to the Board a plan showing this proposed development. Mr. Sudahl stated that he was bringing this *informal* plan to the Board for their review and comments before they come in for conceptual sometime in 2008.

Mr. Sudahl explained to the Board that the Town Board had given this application a Positive Declaration under SEQR for a 500 unit development, that they are still working on getting the gravity sewer from the Town Greece to this project but until they have all the necessary easements they will be putting in a pump station at the north entrance. A discussion was held on the sanitary sewer and how long the engineer thought it would be before the gravity sewer was put in.

Mr. Sudahl reviewed with the Board the status of the filling that has been done on the site.

A lengthy discussion was then held on the proposed layout of the site and the Board had concerns with the lengthy dead end street that was being proposed on the north end of the project. Mr. Sudahl stated that they were exploring different options to handle the concerns of the Board and the Fire Department.

Chairman Ed Fuierer stated that he was also concerned with the development to the south and the apartment complexes and the proposed dead end road to service these structures also. Mr. Sudahl stated that they are going to be proposing a private road between the parking lots of the apartments to ease this concern.

A lengthy discussion was held on why the Town Board and County did not want to have any access from this property on to Ridge Road. It was brought up that maybe a "crash gate" could be placed there for only fire department use in case of an emergency.

Tod Ferguson asked who will be responsible for the pump station for the sewer that is being proposed before the gravity sewer is installed. Mr. Sudahl stated that the homeowner's association will be responsible for this along with all the ponds.

Mr. Sudahl then reviewed with the Board the process of development for the proposed pump for the force main, the provisions of the force main for the future use after gravity sewer is installed.

Fairfield Place Continued:

Mr. Sudahl stated that the gravity feed trunk line is approximately 3000 feet away in the Town of Greece and that the owners now have 2/3rds of the land that they need to reach it and are working on getting access to the other 1/3rd of land needed.

A discussion was held on who would be responsible for the sewers once constructed and the creation of a sewer district. Bill VanAlst reviewed how he felt the sewer district would work.

Tod Ferguson again stated that he was very concerned with the proposed build-out on a dead end road and the fact that this did not meet the Town of Parma’s building criteria.

After a lengthy discussion about the road and the concerns of the Town, the Board and the Fire Department who will be responsible for the site, Tod Ferguson made a suggestion that the engineer put in a “boulevard” style road with a median between the two roads. The Board and the Fire Department seemed very receptive to this idea and the engineer thought it might be a solution and would bring it up to the developers.

The representative from the North Greece Fire Department stated that he would like the records to reflect that the North Greece Fire Department appreciates and respects that the Planning Board and Town are trying to work with them to make their job easier, as well as, protecting the citizens of the Town of Parma. He had several issues that he wanted the Board to be aware of that were concerns of the Fire Department:

1. So many structures on a dead end road.
2. Would like to see the use of crash gates to provide a second access to the areas in the apartment complex area that only have one entrance. With the side note that the Fire Department did expect that these access ways will be plowed in the winter.
3. A dead end water main, may give problems in the future. They now have some problems with this in the Town of Greece.
4. Issues with a private road, would like to see a dedicated road.

A discussion followed on each one of these concerns.

MISCELLANEOUS

<u>1728 & 1730 Clarkson Parma Town Line Road</u>	<u>Property</u>
<u>Merge</u>	

Jack Barton presented to the Board a request from the land owner to merge property located at 1728 Clarkson Parma Town Line Road (TA#055.04-2-5) and 1730 Clarkson Parma Town Line Road (TA#055.04-2-6).

By combining the two tax account numbers the Board will be eliminating one non-conforming lot.

A motion was made by Bob Pelkey and seconded by Tim Harner to merge the two tax account numbers TA#055.04-2-6 & TA#055.04-2-5 into one tax account number. Motion carried unanimously 5-0.

Miscellaneous Continued:

5100 & 5106 Ridge Road West Property Merge

Jack Barton presented to the Board a request from the land owner to merge property located at 5100 Ridge Road West (TA#072.01-1-45) and 5106 Ridge Road West (TA#072.01-1-46.2).

After reviewing the application **a motion was made by Bob Pelkey and seconded by Tim Harner to merge the two tax account numbers TA#072.01-1-45 & TA#072.01-1-46.2 into one tax account number. Motion carried unanimously 5-0.**

Jack Barton reviewed with the Board the presentation that was given at the beginning of the meeting and how it is going to effect the Town and the Board.

Jack Barton reviewed with the Board the status of the Fire Protections Standards.

A motion was made by Tod Ferguson and seconded by Bob Pelkey to approve the minutes of the October 15, 2007 meeting with the following corrections:

1. **Tim Harner was not present at the meeting so his names needs to be added to members absent and all motions to read ...carried unanimously 4-0 (Tim Harner absent).**
2. **On Page two on the second to last line of the paragraph after “Chairman Ed Fuierer closed the public hearing”, the word no should be changed to read not.**

Motion carried unanimously 4-0 (Tim Harner absent from 10/15/2007 meeting).

There being no further business **a motion was made by Bob Pelkey and seconded by Tod Ferguson to end the meeting at 9:46 p.m. Motion carried unanimously 5-0.**

Respectfully submitted:

Maureen L. Werner
Recording Secretary.