

PARMA PLANNING BOARD
APRIL 5, 2007

Members Present:	Chairman	Ed Fuierer
	Executive Secretary	Jack Barton
		Rick Holden
		Tod Ferguson
		Tim Harner
		Bob Pelkey

Public Present: Charlie Lissow, Kris Schultz (Schultz Assoc.) and Jim Smith (TB).

Meeting started: 7:00 p.m.

CONTINUING BUSINESS

King Subdivision 1 Lot - Davison Beach Road f/k/a Alder Beach Service Road
Kris Schultz presented to the Board plans for Final Approval.

The following signatures were on the plans:

Town Engineer - 3/13/2007

Monroe County Health Department - 3/6/2007

Monroe County Water Authority - 4/23/2007

After reviewing the plans, **a motion was made by Tod Ferguson and seconded by Bob Pelkey to grant Final Approval for this application. Motion carried unanimously 5-0.**

NEW BUSINESS

254 North Avenue Site Plan
No one present.

MISCELLANEOUS

1617 Manitou Road and 4664 Ridge Road West Fill Permit Extension
Charlie Lissow requested that the fill permit for this site be extended. Mr. Lissow reported that Jack Barton was at the site about, that they really have not been doing much filling, that the south side of the road is graded and ready for seeding.

Jack Barton reported on his site visit. Mr. Barton stated that there was a small issue with a stone check damn that was washed out and needed to be repaired. This was pointed out to Richard Tallman during the visit and he stated that he would take care of it.

Mr. Lissow stated that they are not planning on doing much filling this year and would like to know if the Board would grant him a 6 month extension to the fill permit.

1617 Manitou Road, et al Continued:

Rick Holden asked if there were any complaints regarding the site. Mr. Barton stated that there were no complaints since the last time the fill permit was renewed.

After a small discussion, **a motion was made to extend the fill permit for six (6) months, with the same conditions that were set out with the original permit, by Bob Pelkey and seconded by Rick Holden. Motion carried unanimously 5-0.**

Baily Road Subdivision

126 Bailey

Road

Kris Schultz presented to the Board the original plans that he designed for this site with 2 lots and additional lots in future. Mr. Schultz stated that because of the design the applicant had to go to the Zoning Board of Appeals for variances for the front lot and variances for the two proposed lots, the Zoning Board of Appeals denied the variances.

Mr. Schultz then reviewed with the Board the Zoning Board of Appeals reasons (one reason was the proposed roadway was too close to existing home) for the denials and presented to them a revised plan for this site. Mr. Schultz stated that the road on the new plans has been moved and the setback of the new proposed roadway conforms to the Town's standards (the applicant will be removing the existing garage on the site). Mr. Schultz also stated that all the proposed lots meet the Zoning requirements of the Town.

Mr. Schultz stated that he was before the Board tonight with the new plans because he wanted to show the Planning Board the new plans before he went before the Zoning Board of Appeals so that the Board could give any comments or concerns that they might have.

A lengthy discussion was held on the proposed roadway, what vegetation/trees were going to be cut down or left for roadway, the proposed retention pond and if there were any other ways to access the back lands.

Chairman Ed Fuierer asked if the perc tests had been done on the lots yet. Mr. Schultz stated that the first 3 lots had been perced and that modified systems will be needed.

Mr. Schultz then showed the Board a copy of the tax maps with a superimposed copy of the proposed subdivision placed on it.

The Board agreed that they did not see any planning issues with the proposed plans and that they would be comfortable with whatever the Zoning Board of Appeals decided.

1094 Hilton Parma Corners Road

Fill Permit Extension

Frank Palumbo, the owner of the property, asked the Board for an extension to his existing fill permit.

Jack Barton stated that he has visited the site and the silt fence has been put up as required by the Board and that he could tell where the property drops off to the east not much filling has been done recently. Mr. Palumbo stated that it has been too wet to do any filling.

1094 Hilton Parma Corners Road Continued:

Mr. Barton reviewed with the Board the creek crossing and the concerns that the Town had with it. Mr. Barton did stated that he spoke with the DEC and Army Corp of Engineers regarding this and because of the class of stream and the agricultural use of the land there were no violations with either of the agencies. Mr. Barton reviewed with the Board that twin 24" pipes had been installed and that the applicant had removed some dirt and put stone around the pipes.

A motion was made by Tod Ferguson and seconded by Tim Harner to extend the fill permit for this site for an additional 90 days with the same conditions that were set out with the original permit. Motion carried unanimously 5-0.

Planned Residential Development, Senior (PRDS) Zoning

Kris Schultz presented to the Board a plan showing North Parma Station, which is a proposed senior development on the South side of Unionville Station. Mr. Schultz stated to the Board that he was in front of the Town Board to request that this parcel of land be re-zoned and the project is contingent upon the Village of Hilton allowing them to tie into the sewers.

Mr. Schultz passed out a proposed Zoning Code change to create a "senior" code for the Town of Parma, which he stated was similar to the senior code in the Village of Hilton.

Mr. Schultz reviewed some of the points in the proposal. A discussion followed on the Zoning change proposal. Mr. Schultz stated that Stewart Brown has reviewed the proposal. Mr. Schultz reviewed some of the improvements that were being planned at the site, ie: doctor's offices.

A discussion was held on the need for this type of development and various other developments around Monroe County.

A discussion was held on the road design.

Tod Ferguson and Rick Holden stated that they would review the proposal and give feed back to Mr. Schultz and the Town Board.

Jack Barton passed out Larson's review status dated 4/5/2007.

Jack Barton then reviewed with the Board a site plan that they had approved on Ogden Parma Town Line Road and stated that there was now a problem with getting electric to the site. The Village of Spencerport has put a moratorium on adding "out of district" customers and because of the home on this site is more than 200' back from the road the home would be considered an "out of district" customer. A lengthy discussion was held on this issue and Mr. Barton stated that he wanted to the Board to be aware of this situation with the Village of Spencerport electric.

Rick Holden gave the Board an overview of the meetings that he has been attending on open space.

Rick Holden discussed with the Board the registration form for the Spring Local Government Workshop and thought it would be beneficial if they attended the "Wind Mill Tract" guideline seminar.

A motion was made by Tim Harner and seconded by Tod Ferguson to approve the minutes of the March 19, 2007 meeting with the following corrections:

- 1. Under Quality Motors the last line "The Board agreed with the plans conceptually but wanted to see more details on the plans" should be removed and the following sentence should replace it: "the plans presented to the Board tonight were sketch plans and the necessary details for a site plan need to be added to the plans before any conceptual review can be made."**
- 2. The motion for 222 Burrirt Road needs to be changed to read as follows: "A motion was made by Tim Harner and seconded by Rick Holden to approve the application of Cricket Communications for co-locating on the cell tower located at 222 Burrirt Road. Mr. Harner noted that the Planning Board's decision would not prejudice the Depasquale's rights under the easement; for example despite any decision of the Planning Board, the Depasquales continue to have the right to bring a Civil suit to require the road be maintained properly as provided by the easement. Mr. Harner noted that SEQR was determined with the original application from Sprint. With this motion they also put Crown Castle on notice that they are requiring them to clean up the stone and ruts in the neighbors yard as soon as possible, that the gate at the road needs to be constructed at their earliest convenience and they have until July 31, 2007, to restore the road to the originally approved specs, as shown on the approved plans for this site, and to supply the Town an "as built" plan, prepared and stamped by a professional engineer, of the restored road by 11/15/2007. Motion carried unanimously 5-0.**

Motion carried unanimously 5-0.

There being no further business a motion was made by Rick Holden and seconded by Bob Pelkey to end the meeting at 8:33 p.m. Motion carried unanimously 5-0.

Respectfully submitted:

Marueen L. Werner
Recording Secretary.