

**PARMA PLANNING BOARD
SEPTEMBER 17, 2007**

Members Present:

Chairman
Executive Secretary

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

Public Present: Rich Maier (Maier Land Surveying), Mark Swanson, Jon Wegman and Don Carpenter.

Meeting started: 7:02 p.m.

NEW BUSINESS

Lighthouse Hill Subdivision 16 Lots 160 Curtis Road

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

Mr. Carpenter stated that he has done some pre-percs on the site, has reviewed the soils on the site and has sent soil samples out for lead/arsenic levels of the soil. The plans show 13 driveways on Lighthouse Road. Mr. Carpenter stated that there are 15 driveways on the other side of the road along the same frontage. And the next section of Lighthouse Road to the North also has 13 driveways on it. Mr. Carpenter stated that he is looking to avoid having "shared" driveways that they are a negative point in trying to sell the lots.

Mr. Carpenter stated that he will be building his own home on the large lot to the west and that he has no further plans to subdivide this land and is open to making some of the area "open space".

Mr. Carpenter then reviewed the proposed drainage of the site and stated that he is proposing dry swales to avoid having wet ponds on the site.

Chairman Ed Fuierer stated that it might be wise to have a wet pond on lot 1 because of the set back from the road of the proposed home, for fire protection.

Tod Ferguson asked what the total build out of the property is. Mr. Carpenter stated that it would be 37 lots with a loop road.

Tim Harner asked how fast Mr. Carpenter thought he would be selling off these lots. Mr. Carpenter stated he had no idea and that he may try to sell them to a builder.

Lighthouse Hill Subdivision Continued:

Jack Barton asked how much cutting and filling Mr. Carpenter was proposing on the site. Mr. Carpenter stated that he did not anticipate much.

The Board stated that the appropriate details need to be added to the plans before they could be sent out to any referral agencies. They would also like to have bump outs put in the driveways and the plans need to be at a 50 scale.

The Board told Mr. Carpenter after he revised the plans with the above additions/corrections he would need to call the building department to be placed on the next agenda for the Planning Board for conceptual review.

30 Lighthouse Road

Site Plan

Jon Wegman presented to the Board plans for a single family home to be serviced by a modified raised septic system.

Tod Ferguson noted that there was an existing driveway on the property and questioned where it ended and if it was wide enough for two cars. Mr. Wegman stated that it went from Lighthouse Road to Clearview Drive and he was not sure how wide it was.

A discussion was held on the flood zones on the property and if there were any wetlands on the property. Mr. Wegman stated that the property was going to be delineated to determine if and/or where the wetlands are on the property.

A discussion was held on the existing driveway and if it will need improvements to bring it up to code with the new standards. The Board reviewed with Mr. Wegman what maybe needed to bring the drive up to code.

Jack Barton stated that the plans show filling on the plans and questioned if Mr. Wegman will be digging a pond for the fill or if it will be brought in. Mr. Wegman stated that they will be bringing in fill.

The Board requested that the Town's standard fill note be added to the plans.

After reviewing the plans, the Board agreed conceptually with the plans and agreed to have them sent out to the referral agencies for the review and comments.

MISCELLANEOUS

Curtis Road Subdivision

625 Curtis Road

Mark Swanson brought in plans to subdivide this property into three lots. Lot 1 will be 5.185 acres and contain an existing house, said lot will be non-conforming. Lot 2 will be 1.446 acres and contain an existing house, said lot will, also, be non-conforming. Lot 3 will be 85.931± acres of vacant land.

Curtis Road Subdivision Continued:

The Board noted that lots 1 and 2 will need variances from the Zoning Board of Appeals for set backs.

The Board then referred Mr. Swanson to the Zoning Board of Appeals to apply for the required variances.

Tod Ferguson stated that he would like to see the ingress/egress easement extend to the end of the driveway.

Parkway Manor Re-Subdivision 207/211 Huffer Road

Richard Maier presented to the Board plans showing 207 Huffer Road and 211 Huffer Road said lots are contiguous. Presently lot 207 owns the 3.542 acres of land (as shown on the plans) directly behind both 207 and 211 Huffer Road. Mr. Maier stated that the owners of 211 Huffer Road would like to purchase these 3.542 acres thereby cutting them out of the tax account number for 207 Huffer Road and adding them to the tax account number for 207 Huffer Road.

The Board noted that by doing this split/merge lot 207 will become non-conforming and lot 211 will now be less non-conforming.

The Board noted that lot 207 will need variances from the Zoning Board of Appeals.

The Board then referred Mr. Maier to the Zoning Board of Appeals to apply for the required variances.

After a discussion on the plans **Rick Holden made a motion, Tim Harner seconded it, to table the application until the applicants have appeared before the Zoning Board of Appeals for their review and decision on the required variances. Motion carried unanimously 5-0.**

Rumiano Re-subdivision 362 Parma Center Road

Richard Maier presented to the Board plans to merge tax account numbers 43.01-2-14 and 43.01-2-13. The lot will still be non-conforming but less non-conforming.

A discussion was held regarding the frame shed and the wood shed that the proposed property line would run through. A discussion was held on the fact that the sheds would have to be moved to meet the required set back or the proposed property line will have to be moved.

Mr. Maier stated that he would get back with his clients to discuss the matter.

Tod Ferguson made a motion, Bob Pelkey seconded it, to table the application until the issue of the “sheds” and property line have been resolved. Motion carried unanimously 5-0.

5057, 5063, 5067, 5071, 5083, 5087, 5091, & 5095 Ridge Road West

The Board reviewed the section of the Town Code that covered General Commercial to Highway Commercial property.

Jack Barton passed out a copy of the master plan for the Highway Commercial area.

The Board held a discussion on the application for the request for rezoning of these properties.

The Board stated that it made sense to extend the Highway Commercial zoning to these properties as the properties are across from auto dealer, they are contiguous with Highway Commercial properties, it would be an extension of the Highway Commercial use, and that the other properties along the highway are zoned Highway Commercial did not understand why these properties were not zoned Highway Commercial. The Board agreed that this was a natural progression of the Highway Commercial Zoning expansion.

The Board requested that Mr. Barton take their thoughts from tonight's meeting and put them in a letter to the Town Board, advising them of the Planning Board's position on this application.

Review of Town Filling Permit Requirements

Jack Barton passed out the requirements set out in the Town Code for filling permits (§165-84 of the Town Code).

After reviewing the code, the Board thought it would be a good idea to use the handout as a checklist for all future fill permits.

A motion was made by Tim Harner and seconded by Tod Ferguson to approve the September 6, 2007 minutes as presented. Motion carried unanimously 5-0.

Chairman Ed Fuierer read the following correspondence:

- 1. Invitation to course in State Water Management Program at SUNY in the fall.

There being no further business **a motion was made by Tim Harner and seconded by Tod Ferguson to end the meeting at 8:30 p.m. Motion carried unanimously 5-0.**

Respectfully submitted:

Maureen L. Werner
Recording Secretary