

**PARMA PLANNING BOARD**  
**February 7, 2008**

Members Present:

Chairman  
Executive Secretary

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

Public Present: Al Spaziano, Gary Comardo (TB), Brian Speer (Highway Superintendent), Bruce Biller, Alice Biller, Ron Gousman, Kris Schultz (Schultz Associates), Daryl Maslanka, and Tom Lucas (LaDieu Associates).

Meeting started: 7:00 p.m.

**PUBLIC HEARINGS**

**MERCY FLIGHT SUBDIVISION - SECTION 2 12 Lots James Moore Circle**

Tom Lucas presented to the Board the plans for this application.

Chairman Ed Fuierer read the legal notice for this application.

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

1. Town Engineer: 1/28/2008
2. Fire Marshall: 2/1/2008
3. Hilton Fire Department: 01/27/2008
4. Response from McMahan, LaRue Engineers 1/29/2008

A small discussion was held on the “splash blocks” and Mr. Lucas stated that the plans have been submitted to the Monroe County Water Authority and the Monroe County Health Department and both authorities have stated that they are ready to sign the plans upon preliminary approval being granted by the Town.

Chairman Ed Fuierer opened the Public Hearing.

**PUBLIC COMMENTS:**

None

**BOARD COMMENTS:**

Tod Ferguson asked if the existing pond had been check for any silt build up and the need to be cleaned out. Mr. Lucas stated that they “shot” the pond last year and will need to do it again, as it may need to be cleaned out so that it will function properly. Mr. Lucas stated that this is something that is checked during the construction inspections.

Chairman Ed Fuierer closed the public hearing.

**A motion was made by Tim Harner and seconded by Bob Pelkey to grant final approval for this application contingent upon the developer establishing a Letter of Credit with the Town. Motion carried unanimously 5-0.**

**530 TRIMMER ROAD SUBDIVISION** **3 Lots**

Tom Lucas presented to the Board a plan for this application for preliminary approval.

Chairman Ed Fuierer read the legal notice for this application.

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

1. Town Engineer: 1/3/2008
2. Monroe County Department of Planning and Development: 10/27/2007
3. McMahan LaRue response letter dated 1/7/2008.
4. Fire Marshall 1/17/2008

A small discussion was held on each comment addressed by each letter.

Chairman Ed Fuierer opened the Public Hearing.

**PUBLIC COMMENTS:**

None

**BOARD COMMENTS:**

Tod Ferguson asked about the easement shown on the road, was it a cross access easement that included the utilities also? Mr. Lucas pointed out the easement on the plans that show the easement encompasses the road as a cross access easement, as well as, a utility easement.

Tim Harner asked how they were going to get the road "over" the creek. Mr. Lucas stated that they are proposing to put in 2 24" concrete culverts and then explained why they had chosen this "route". A discussion was held on the drainage of the area.

**CONSERVATION BOARD:**

The Conservation Board recommended a negative declaration for this subdivision with the caveat that the site be constructed as drawn and that the stream crossing conditions be met.

Chairman Ed Fuierer closed the public hearing.

**A motion was made by Tod Ferguson and seconded by Rick Holden to recognize this application as a unlisted action under SEQR, to accept the negative declaration, and to grant preliminary approval. Motion carried unanimously 5-0.**

**WEST HILL ESTATE SUBDIVISION - Section 3-17 lots 500 HAMLIN PARMA TL RD**

Kris Schultz presented to the Board a plan for this application for preliminary approval.

Chairman Ed Fuierer read the legal notice for this application.

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

- 1. Town Engineer: 1/10/2008
- 2. Hilton Fire Dept. 01/27/2008

A small discussion was held on each comment addressed by each letter.

The following signatures were already on the plans:

- 1. Monroe County Water Authority 2/5/2008
- 2. Monroe County Pure Water 2/6/2008
- 3. Town Engineer 2/4/2008
- 4. Highway Superintendent 2/5/2008
- 5. Monroe County Health Dept. 2/6/2008

Chairman Ed Fuierer opened the Public Hearing.

**PUBLIC COMMENTS:**

None

**BOARD COMMENTS:**

Rick Holden asked which lot it was that needed to get a variance for side set backs. Mr. Schultz stated that it was lot 317 and the variance was granted by the Zoning Board of Appeals.

Chairman Ed Fuierer closed the public hearing.

**A motion was made by Tod Ferguson and seconded by Rick Holden to grant final approval for this application contingent upon the developer establishing a Letter of Credit with the Town. Motion carried unanimously 5-0.**

**1010 CLARKSON PARMA TOWN LINE ROAD 1 LOT**

Daryl Maslanka presented to the Board a plan for this application for preliminary approval.

Chairman Ed Fuierer read the legal notice for this application.

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

- 1. Town Engineer: 01/03/2008
- 2. Hilton Fire Dept. 12/14/2007

3. Monroe County Dept. of Planning 12/28/2007

A small discussion was held on each comment addressed by each letter.

Mr. Maslanka reviewed the following with the Board:

1. They will be using the following fire protection for the home: Sprinkler system in home and dry hydrant.
2. The cul-de-sac now has the proper turn radius.
3. Have added landscaping bushes to reduce the glare of headlights on to 1002 Clarkson Parma Town Line Road, as requested by the Board.
4. The first culvert in driveway has been "up sized" to 15'.
5. The second culvert in driveway has been "up sized" to 24'.

Chairman Ed Fuierer opened the Public Hearing.

PUBLIC COMMENTS:

None

BOARD COMMENTS:

Rick Holden asked if the Board should be considering a drainage easement over the culverts and the drainage swale.

A review of the culvert and drainage swale, as well as, the area that they will be servicing was held. The Board reviewed with Mr. Maslanka why they were asking for the easement and what they were looking for. The Board would like to see the easement run along the driveway all the way to the back of the property where the drainage swales empties on to the next property.

There was a small discussion regarding the flatness of this property and if there was any pooling of water. Mr. Maslanka stated that at the area around the 302' elevation, along the driveway, some pooling does happen.

Chairman Ed Fuierer closed the public hearing.

CONSERVATION BOARD:

The Conservation Board recommended a negative declaration for this subdivision with the caveat that all drainage concerns are addressed in both Larsens' and Monroe County's letters.

**A motion was made by Rick Holden and seconded by Tim Harner to recognize this application as a unlisted action under SEQR, to accept the negative declaration, and to grant preliminary approval. Motion carried unanimously 5-0.**

CONTINUING BUSINESS

M&A SUBDIVISION

750 CURTIS ROAD

The subdivision map for this application was presented to the Board. The subdivision map shows that the zoning variance was obtained from the Zoning Board of Appeals on 1/17/2008. The map shows that the parcel is being reduced from 5.028 acres to 2.546 acres. The property that was being "cut" off from 750 Curtis Road will be merged back into tax account #15.04-2-12.1, both properties are owned by Greenwell Farms.

After reviewing the map **a motion was made by Bob Pelkey and seconded by Tim Harner to approve of the subdivision of property as shown on the map presented to them at tonight's meeting. Motion carried unanimously 5-0.**

MISCELLANEOUS

Jack Barton reviewed with the Board the Storm Water Report that was sent to them with their packets in the mail and what will be required from the Town regarding the SWPPP.

**A motion was made by Bob Pelkey and seconded by Tod Ferguson to approve the January 21, 2008 minutes as presented. Motion carried unanimously 4-0 (Tim Harner absent from 1/21/2008 meeting).**

There being no further business **a motion was made by Bob Pelkey and seconded by Tim Harner to end the meeting at 8:25 p.m. Motion carried unanimously 5-0.**

Respectfully submitted:

Maureen L. Werner  
Recording Secretary