

TOWN OF PARMA PLANNING BOARD

APRIL 2, 2009

Members Present:

Chairman
Executive Secretary

Ed Fuierer
Jack Barton
Tod Ferguson
Bob Pelkey
Rick Holden

Member Absent:

Tim Harner

Public Present:

Charlie Lissow, Rod Prodonovich, Randy LaDieu (LaDieu Associates)
and Richard Krebs (Finger Lakes Construction).

Meeting started:

7:03 pm

NEW BUSINESS

1220 Hilton Parma Corners Road

Site Plan

Randy La Dieu presented to the Board plans for an addition to an existing building on this site.

Mr. LaDieu explained that they had received three (3) variances from the Zoning Board of Appeals, one for set back from the Road, one for set back for parking lot and one for total parking spaces needed.

Mr. LaDieu then went on to explain that they have moved the building forward from the original plans, they will be maintaining the existing building with an addition, they will be taking out two of the driveway cuts, they have a demo plan, they have been in contact with the Monroe County Health Department in regards to installing a new septic system, they will be using the existing water service and that they are in the process of getting together with the DOT to get approval to remove two of the driveway cuts for the site.

Richard Krebs then showed the Board the plans for the addition to the building and reviewed them with the Board. The Board agreed that they liked the look of the new building and that they felt this was a nice improvement to the site.

Rick Holden asked if they were proposing any lighting for the site. Mr. LaDieu stated that they were and that they were planning on using some of the existing lighting and adding some additional to that. He explained to the Board where the new lights would be.

Jack Barton stated that he had spoken with Bob Prince regarding a conversation that the owner had had with Mr. Prince regarding the parking spaces. Mr. Barton reminded the owner that the Zoning Board of Appeals variance allows for a minimum of 18 spaces and if they are planning to park more vehicles on the property they will need to show the spots on the plans. Mr. Barton

1220 Hilton Parma Corners Road continued:

suggested that the owner and the engineer get together and decide where the additional spots will be on site.

Mr. LaDieu stated that he has to add the handicap parking space and that he and the owner would get together and figure out where the addition spots would be. A small review of the parking was held.

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

5570 Ridge Road WestCommercial Site Plan

No one present.

1086 Ogden Parma Town Line RoadCo-Location on Existing Tower

Rob Prodonovich presented to the Board plans for a co-location of a cell antenna on the existing tower. Mr. Prodonovich stated that they have structural analysis of the existing tower and have submitted their application for a Special Use Permit.

Jack Barton stated that with this co-location the fence will have to be relocated and the landscaping will need to be relocated.

Rick Holden asked if the existing tower has gotten a C of C, as he knows that the Town has had problems before with this. Mr. Barton stated that he knows that one of the towers still needs to have an electrical inspections but he is not sure if it is this tower. He will check to see if this tower has a C of C.

A discussion was held on the fact that this site was so far off the road and the fact that the only thing that the tower backed up to was a farmer's field if it was necessary for additional screening. It was decided that a note needed to be added to the plans stating who will be responsible for making sure the bushes that are removed are replanted along the fence line as required by the original plans. The Board did not feel that additional screening would be needed, just what is there now. Jack Barton then stated that the Special Use Permit was condition upon the applicant meeting all specifications of the approved site plan. So they will be able to make sure that the screening is in place, as required.

Bob Pelkey asked what type of "cabinetry" would they be placing inside the fencing. Mr. Prodonovich stated that it would be "pre-fab" cabinetry.

Tod Ferguson asked what type of fuel the generator will use. Mr. Prodonovich stated that it will be a diesel generator. A discussion was held on the amount of fuel the tank will hold and how it will be monitored. Mr. Prodonovich stated that they will need fuel for at least 3 days, per a new law, and that the site will be checked at least once a month by a technician to make sure the generator runs and has enough fuel.

1086 Ogden Parma Town Line Road continued:

Tod Ferguson asked if the engineer knew the noise level of the generator when running. A discussion followed on this. Mr. Prodonovich stated that he would have that data for the Board at the Public Hearing.

Jack Barton stated that SEQR review was already done when the original tower was before the Board.

The Board agreed conceptually with the plans and agreed to have the plans sent out to the referral agencies for their review and comments.

MISCELLANEOUS1617 Manitou Road and 4664 Ridge Road West Fill Permit Renewal

Charlie Lissow requested a six (6) month extension to the original fill permit for this project. Mr. Lissow stated that not much filling had been going on over the winter months but they have been receiving fill from a project that Monroe County Water Authority is doing. Mr. Lissow stated that he has been in contact with his engineer and that they have advised him that some additional silt fencing is needed. Mr. Lissow stated that they haven't gotten to adding the additional silt fencing but as soon as the weather breaks they will get it in place. Mr. Lissow also stated that they need to clean some of the check dams from the deposits from the winter months and that they need to do some grading and when the grading is finished they will get that part seeded.

A discussion was held on what maintenance needs to be done to the site and that at the last renewal of this fill permit the Board had put a restriction on the renewal that a portion of the site be graded and seeded by mid year. Mr. Barton stated that he would get Mr. Lissow a copy of those minutes so he knows exactly what needs to be completed by midyear.

Mr. Lissow stated that the would be starting the work to put in the berm behind the house on Manitou Road.

After a review of the site a motion was made by Tod Ferguson and seconded by Bob Pelkey to approve a six (6) month extension to the original fill permit with all the same conditions set out in the original approval and the restriction set out at the last extension. Motion carried unanimously 4-0 (Tim Harner absent).

174 & 176 Huffer Road Property Merger

Jack Barton presented to the Board a letter from the owner of these properties, Roger Lowden, requesting that tax account number 016.06-1-17.11 and tax account number 016.06-1-17.2 into one tax account number.

Mr. Barton stated that by merging the two properties the Board would be eliminating one non-conforming lot.

Mr. Barton also stated that he has explained to the owner that if the Board grants the merger the lots could not be split back in the future.

174 & 176 Huffer Road continued:

A motion was made by Bob Pelkey and seconded by Tod Ferguson to merge tax account numbers 016.06-1-17.11 and 016.06-1-17.2 into one tax account number. Motion carried unanimously 4-0 (Tim Harner absent).

904 Hilton Parma Corners Road

Fill Permit Extension

Jack Barton presented to the Board a letter from Howitt-Hilton, LLC requesting an extension of this fill permit. Mr. Barton stated that he has not recently visited the site due to time constraints but will be visiting the site next week. Last time he was at the site there was virtually no activity.

After a short discussion, **a motion was made by Tod Ferguson and seconded by Rick Holden to grant a 90 day extension to the original fill permit with all the original conditions still in place. Motion carried unanimously 4-0 (Tim Harner absent).**

Pitti Subdivision

Lot 203

1019 Manitou Road

Jack Barton presented to the Board a letter from Ron Pitti requesting an update on the Boards approval of Lot 203.

A discussion was held on which lot is was they were asking for the update on. The Board reviewed the approved plans.

A discussion was held on sprinkler systems on homes more then 400 feet from the road and how it will effect the water service to the home and how the owner was going to comply with the State Residential Building Code regulating sprinkler systems.

After a discussion, **a motion was made by Rick Holden and seconded by Tod Ferguson to update the final approval on Lot 203 of this subdivision for two (2) years with the requirement that the owner comply with the State Residential Building Codes. Motion carried unanimously 4-0 (Tim Harner absent).**

West Creek Woods Subdivision

Lot #105

Jack Barton stated that the Board had reviewed the pond application last month for this site. Mr. Barton then read a letter from the neighbor, Dave Andrews, relative to the pond installation and the fact that it was now flooding his yard.

The Board reviewed the plans. A discussion was held on what the Board had approved at last months meeting. After reviewing what was put in and what they had approved the Board agreed that the pond that was constructed was not what they had approved.

Mr. Barton thanked the Board for their clarification and stated that the Building Department would now take the appropriate actions.

A motion was made by Rick Holden and seconded by Bob Pelkey to approve the minutes of March 5, 2009 as presented. Motion carried unanimously 4-0 (Tim Harner absent).

There being no further business, **a motion was made by Bob Pelkey and seconded by Tod Ferguson to end the meeting at 7:53 pm. Motion carried unanimously 4-0 (Tim Harner absent).**

Respectively submitted,

Maureen L. Werner
Recording Secretary