

TOWN OF PARMA PLANNING BOARD

APRIL 1, 2010

Members Present:

Chairman
Executive Secretary

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

Public Present: Sarah Warmbrodt, Steve Aprilano Jeff Thomas, Tony Collichio, David LaRue, Arthur Pfund, Randy Pfund, Jim Roose (TB), Nick Montanaro LS and Carlo Callea.

Meeting started: 7:07 pm

CONTINUING BUSINESS

MERCY FLIGHT SUBDIVISION SECTION 3 - 13 LOTS JAMES MOORE CIRCLE

Dave LaRue presented to the Board plans for this section of the subdivision for consideration of Final Approval conditioned upon the Town Board accepting the Letter of Credit submitted.

A discussion was held on the drainage situation of the surrounding properties.

Chairman Ed Fuierer stated that he had been at the site several times with various members of the Board to view the drainage. They were at the site the week prior when the ground was covered with snow and then when the snow was melting and after the rain and the properties were extremely dry, based on the neighbor's complaints he thought it would have been worse. Chairman Fuierer stated that they did see minor issues that could be corrected.

A discussion was held on the property located at 557 Manitou Road. It was agreed that the problem on this property was that the shed located on the property had to be moved because it was located too close to the property line and in that process the owner built up the stone under the shed and had built up a curb around the driveway and this has caused the water from draining off the property. The driveway was also higher than the garage and the roof leaders ran right on to the driveway. There was also a crushed pipe at the road side culvert and should be replaced.

Mr. Callea and Mr. LaRue explained to the Board that the Mercy Flight subdivision property is lower than the surrounding properties, that the roof leaders from their homes were being drained into the swale and that the swale was working properly.

Mercy Flight Continued:

A discussion was held on the property located at 587 Manitou Road. Chairman Fuierer stated that it looks as that the ditch on this property seems to be blocked ½ way down and runs from east to west which causes back up of water.

A discussion was held on the ditch that comes from the south and is fed by drainage from the Town of Greece, which goes to the pond instead of going into the Federal Wetlands. A discussion was held on this ditch and who was in charge of the ditch and what the Town could possibly do to help with the situation.

Bob Pelkey asked where the outlet on the pond was. Mr. LaRue showed him on the plans and explained why it was designed that way.

Chairman Ed Fuierer read a letter from Bill VanAlst dated 3/31/2010. A discussion followed on the contents of the letter.

Rick Holden stated that he spent a lot of time at the site over the past two weeks. He understand the concerns of the land owners on Manitou Road but does not believe that the Mercy Flight Subdivision was the cause of their problems. Mr. Holden stated that the Town should not totally forget about the drainage issues, should work on getting an easement so that they can control the drainage issues but does not think they should hold up the developer on this section of the subdivision.

A discussion was held on the change in drainage in the area over the years with construction of homes on lands that were previously farmed.

The following signatures were on the plan:

Town Engineer:	3/23/2010
Monroe County Water Authority: 3	/19/2010
Monroe County Pure Waters:	3/22/2010
Monroe County Health Department:	3/24/2010

After a brief discussion, a motion was made by Tod Ferguson and seconded by Bob Pelkey to grant Final Approval, condition on the acceptance of the Letter of Credit by the Town Board. Motion carried unanimously 5-0.

4768 Ridge Road West Commercial Site Plan Collichio School
of Music

Nick Montanaro presented to the Board this site plan for their review. Mr. Montanaro stated that since the Board last looked at these plans he has added one note on the plan in regards to the south four parking lots being reserved for student use. Nothing else was changed on the plans.

A discussion was held on the slope of the parking lot.

4768 Ridge Road West Continued:

Mr. Montanaro stated that the Town Engineer has reviewed the plans and signed them on 3/23/2010.

Chairman Ed Fuierer read a letter from the Town Engineer dated 3/23/2010.

Mr. Montanaro stated that the plans show straw bales as erosion control but the contractor prefers silt fence, would that be okay with the Town. Chairman Ed Fuierer explained to Mr. Montanaro that as long as it was approved erosion control it was fine.

A motion was made by Tim Harner and seconded by Bob Pelkey to grant Final Approval. Motion carried unanimously 5-0.

Jack Barton asked if the Board was okay if the Building Department issued a fill permit based on this plan. The Board agreed they would be.

NEW BUSINESS

5210 - 5212 Ridge Road West Commercial Site Plan Wimpy's Auto
Art Pfund stated that they were making "zero" changes to the property and that the site was move in ready. That they have been to the Zoning Board of Appeals and have received a Special Use Permit. That they have spoken with Bob Prince in the Building Department and he has stated to them that they have taken care of 100% of the items that the Department had asked them to do.

Jack Barton stated that the Building Department has been through the building and that because the property was a commercial zoned property the owners need to come before this Board because of the change of use in the property.

The Board reviewed the plans and stated that they were all in agreement with the plans.

MISCELLANEOUS

Trimmer Road Subdivision Update Plan Approval

Jack Barton presented to the Board plans for this subdivision that were originally approved on 9/2/2004.

Mr. Barton stated that there were two easements on the property but no legal description or easement had been filed in the County Clerk's office, but that this issue had been resolved and the easement has been filed.

Chairman Ed Fuierer asked if there were any other changes to the plans. Mr. Barton stated that there were none.

Motion to update the approval for two years was made by Tod Ferguson and seconded by Bob Pekley. Motion carried unanimously 5-0.

904 Hilton Parma Corners Road Fill Permit Extension

Jack Barton stated that he has not been to the site to do an inspection recently, would like to have until the next meeting so that he can have a chance to inspect the site and at that time the Board can make their decision on the extension request. The Board agreed.

Tod Ferguson removed himself from the Board, as he has a personal interest in the next application.

Krug Subdivision Lot 4

Jack Barton stated that the Health Department wanted to have the leach field moved from the front yard to the rear yard.

The following modifications were done to the plan:

1. The home was moved further back, to be in line with the homes on either side.
2. There were new grades on the plans.
3. The leach field was still in the front yard but was moved further away from the road.

Mr. Barton asked the Board what review Boards would the Board like to see review these revised plans. A discussion followed. The Board stated that they would like to see comments from the Town Engineer, County Health Department and the Water Authority.

Tod Ferguson rejoined the Board.

Chairman Ed Fuierer stated that he would not be at the next meeting and that Tod Ferguson would be acting Chairman.

A motion was made by Bob Pelkey and seconded by Tod Ferguson to approve the minutes of the March 15, 2010 meeting as presented. Motion carried unanimously 5-0.

Jack Barton introduced the three applicants in the audience who were applying for the soon to be vacant seat on the Board. The Board reviewed how they manage the meetings, what their function was within the Town and answered any questions that the applicants had.

Bob Pelkey gave a review of the Wind Tamer demonstration that he attended.

There being no further business, a motion was made by Tod Ferguson and seconded by Tim Harner to end the meeting at 8:08 pm. Motion carried unanimously 5-0.

Respectively submitted,

Maureen L. Werner
Recording Secretary