

TOWN OF PARMA PLANNING BOARD

AUGUST 15, 2011

Members Present:

Chairman
Executive Secretary

Ed Fuierer
Jack Barton
Tim Harner
Tod Ferguson
Bob Pelkey
Steve Aprilano

Public present: Gary Comardo (TB), Richard Maier (DDS Engineering), Richard Riccotta, Wayne Manenyer, Ed Allen

Meeting started: 7:04 pm

CONTINUING BUSINESS

Parma Christian Fellowship Site Plan 590 North Avenue
Rich Maier passed out plans for this application.

The following signatures were on the plans:

Town Engineer:	August 12, 2011
Monroe County Health Department:	August 10, 2011
Monroe County Water Authority:	August 9, 2011
Monroe County Pure Water:	August 10, 2011

Mr. Maier stated that the sewer district had not yet been created but that it was on the agenda for tomorrow night's Town Board meeting. That they were looking for a conditional final based upon the Town Board creating a new sewer district.

Mr. Barton stated that he had spoken with the Town Attorney in regards to the Board entertaining a conditional final based upon the Town Board creating a new sewer district and they felt that it would be okay to do if the Board so chose.

Wayne Manenyer presented to Mr. Barton a letter from the pastor of the church asking for the Board to create the sewer district. Mr. Barton accepted the letter but upon review of the letter determined it should be presented to the Town Board at the meeting tomorrow night.

Parma Christian Continued:

Mr. Barton asked if Mr. Maier had anything on the storm water maintenance agreement.

Mr. Barton reviewed what a storm water maintenance needed to encompass. Mr. Barton stated that he had spoken with Brian at DDS in regards to this. Mr. Maier stated that he did not know.

Mr. Barton stated that both the sewer district and the storm water maintenance agreement are both something that the Town attorney needs to review and approve.

A motion was made by Tod Ferguson and seconded by Tim Harner to grant final approval conditioned upon the Town Board creating a sanitary sewer district for this application and a storm water maintenance agreement be provided to the Town Attorney for review and approval and said agreement be filed in the County Clerk's office. Motion carried unanimously 5-0.

5064 Ridge Road WestCommercial Site Plan

Richard Ricotta presented to the Board plans for their review and consideration for final approval.

Chairman Ed Fuierer read a letter dated July 18, 2011 from the Town Engineer.

No signatures were on the plans.

Chairman Ed Fuierer read a letter dated June 29, 2011 from Razak Engineers to the Town Engineer.

A discussion was held on the following issues:

- Reviewed Parking area - Crushed stone

- Screening of parking area, per Town Code

- (There is a proposed fence along the east Property Line)

- Lighting per the Town Code

- Cross access easement

- waste dumpster location

- Land disturbance

- (It was stated that the disturbance is less than an acre)

Mr. Barton questioned the handicap accessible parking spot, he stated that the distance was acceptable but asked if the area is to be stoned? The building needs to be accessible by a handicapped individual, if the area is stoned will a wheelchair be able to get from the parking spot to the building over the stone?

5064 Ridge Road West Continued:

Mr. Riccotta stated that eventually it will be paved.

Steven Aprilano asked if the stoned area is all proposed. Mr. Riccotta and Mr. Barton explained what was existing and what was proposed.

Tim Harner asked what the numbers were shown on the plans on the north portion of the plans? Mr. Riccotta stated that they were the lighting illuminations.

Steve Aprilano asked if the fence along the east property line was new or was it existing? Mr. Riccotta stated that yes it will be new, there is nothing there now.

A discussion was held on the height of the fence.

Tim Harner asked if the crushed stone surface is comparable to other areas in the Town for an all durable all weather surface? Mr. Barton stated that there is a mix through out the Town, some gravel some with binder. Mr. Riccotta stated that stone area will be eventually paved.

A discussion followed on this.

Jack Barton stated that he had talked awhile ago with Mr. Riccotta in regards to an oil separator. New York State Building code does call for oil separator.

A discussion followed on the oil separator and what the Code calls for. It was decided that a oil separator detail should be placed on the plan, prior to the Town Engineer signing the plans. It was decided that further review would be done to see if the oil separator was needed to put in but the Board wanted to see the details on the plans before signing so that if it is required per Code it was already on the plans. Mr. Barton will update the Board on the information obtained.

Chairman Ed Fuierer reviewed with Mr. Riccotta that the Town Engineer needs to sign the plans prior to the Board entertaining a request for final approval.

A discussion was held on the cross access easement.

Mr. Barton stated that he is still looking for the storm water agreement. Mr. Riccotta stated that he spoke with the Engineer and he said that he sent them to the Town. Mr. Barton stated that they do not have it in the file and he might want to contact the Engineer to make sure that they get it to the Building Department.

Chairman Ed Fuierer read a letter dated March 7, 2011, from the Fire Marshal.

5064 Ridge Road West Continued:

A discussion was held on the Fire Marshal's letter.

A discussion was held on what would be best material to use for the stoned area so that handicapped individuals will be able to access the building. A discussion was held on the how much of the area was already paved.

A motion was made by Tim Harner and seconded by Bob Pelkey to grant final approval conditioned upon the oil separator detail being put on the plans, use of buildings be labeled on the plans for the front and rear building, dimension of the buildings, dimensions from the existing hydrants be put on the plans, fire lanes and access lanes be marked on the plans and that the applicant has up to two years to pave the stoned area, with millings be put down from handicapped area to office until the blacktop is put down. Motion carried unanimously 5-0.

MISCELLANEOUS

4618 Ridge Road WestFill Permit Extension

Jack Barton stated that Schultz Associates called today and stated that they would not be able to make tonight's meeting and asked if the owner should come. Mr. Barton stated that he would call to let him know but he got tied up with other Town Business and did not call Schultz Associates back.

Mr. Barton met with gentlemen from Monroe County Soil and Water and did a site visit together.

Mr. Barton reviewed with the Board that the responsibility for controlling disturbance of more than 5 acres of land has transferred to the Town with the newest changes in State Code.

Mr. Barton reviewed what the status of the property was as of today.

Bob Pelkey asked if there were any complaints. Mr. Barton stated that Soil and Water came out based on a complaint. Mr. Barton reviewed with the Board what the owner has been doing to keep the property in compliance with the Boards fill permit.

Mr. Barton stated that he has been going to the site twice a week.

After a discussion, a motion was made by Bob Pelkey and seconded by Tod Ferguson to extend the fill permit to the next meeting with all conditions previously put in place by the Board and the site inspections be maintained at every other day. Motion carried unanimously 5-0.

Penkitis Subdivision Lot 1 180 Bennett Road

Mr. Barton passed out the original subdivision plans dated March 1994 and the resubdivision plans dated December 1999. The owner is asking for an update on the Boards approval.

A discussion was held on the fact that the septic does not meet the 100 feet set back from the property line with the resubdivision.

Mr. Barton stated that he did talk to the County today and they have not updated there approval as of today.

Mr. Barton explained that even if the Board updated their approval, no building permit will be issued with the County Health Department.

A motion was made by Tod Ferguson and seconded by Steve Aprilano to update the Planning Board's approval of this subdivision. Motion carried unanimously 5-0.

Because a substitute recording secretary was at the last meeting and there were a few corrections that needed to be made prior to the Board entertaining a motion it was decided it would be easier to make the corrections and have the Board entertain the motion for approval at the next meeting. Mrs. Werner stated that she would get the minutes corrected and sent out to the members for their review.

There being no further business, a motion was made by Bob Pelkey and seconded by Steve Aprilano to end the meeting at 8:04 pm. Motion carried unanimously 5-0.

Respectfully submitted,

Maureen L. Werner
Recording Secretary