

Town of Parma  
Planning Board  
Meeting Minutes 6/18/2012

**Present:** Chairman Todd Ferguson, Bob Pelkey, Steve Aprilano, Mike Reinschmidt. Jack Barton

**Public Present:** Erin Barbeto; Tom Barbeto; James Miller, Cathy Pfromm, Kris Schultz, Glynne Schultz, Raymond Ziegler, Chris Aintoniou, Jim Roose

The meeting was called to Order at 7 pm by Chairman Tod Ferguson.

**NEW BUSINESS**

**1920 North Union Street**

**3 Lot Winston Place Subdivision**

Kris Schultz presented to the Board plans for a subdivision preliminary approval. Lot 1 is the existing home, lots 2 and 3 would be flag lots with a single driveway to access each. Similar to other houses in the area, there will be in-ground leach systems with public water through the existing main on North Union Street. The site drains and grades well per Mr. Schultz.

The plans have been sent out to Monroe County and Town of Parma Engineers, Monroe County Health Department, and Monroe County Water Authority. Chatfield's letter from 6/4/12 had comments addressing the right of way calculations, drainage of lot 3, driveway encroachment, and request for final plans to show licensed engineers seal.

In response to these comments: 1. The lot depth calculations for lot 1 were done by using the average depth of the lot. Using a straight line version was not conducive with the shape of this lot. This has been done before on a Bailey Road subdivision with good results. 2. The drainage of lot 3 was suggested to be graded or piped and directed to roadside swales. Mr. Schultz responded that the grading had been changed from 0.65 to 0.45 acres with a good portion of the south side dropping off. The typical flow for a 10 year flood plan was 0.35 and these calculations drop this to 0.31. 3. Driveway encroachment onto 1916 North Union Street. This consists of a 2 to 3 feet encroachment. There is on record in the Monroe County Clerk's office an easement agreement between the property owners at the time; Breckenridge and Robinsons. Per Mr. Schultz a copy of this was provided to Chatfields. 4. The plans will have the licensed engineers signature.

There is an Ag Statement included on the plans, which Monroe County asked to be put on. This statement is worded per the County's direction and is meant as a way to inform future owners that this is a working farm area and that there will be blowing dust, plowing, farm equipment, etc and that all of these issues will take precedence over any home owners issues with the same.

## PUBLIC HEARING

1920 North Union Street3 Lot Winston Place Subdivision

Chairman Tod Ferguson opened the Public Hearing at 7:20 p.m.

James Miller; 1924 North Union Street. Mr. Miller is against the subdivision. He feels that there will be issues with water drainage as the property does slope drastically onto his. He also has an issue with putting 2 more lots onto this space in regards to privacy and change of the landscape.

Tom Barbeto; 1914 North Union Street. Tom states that he already has drainage issues. He states that after a "really good rain" his garage and basement have flooded several times in the past few years. He has had to replace his sump pump 3 times already. He disagrees with the drainage calculations on the maps and comments that drainage will be a problem. He also stated that he "moved to his home in 1997 for privacy, which would be lost with this subdivision".

Erin Barbeto; 1914 North Union Street. Erin agrees with her husband, Tom, in regards to drainage and privacy issues. She is worried that with the Town allowing this subdivision it will set a precedent for future flag subdivisions, which she understood were no longer allowed.

Tod Ferguson interjected that the Town does allow flag subdivisions, if they meet the zoning standards.

Cathy Pfromm; 1916 North Union Street. Cathy stated that there are drainage issues and does not feel that these will be any better with the subdivision. She is also concerned about the perceived loss of privacy.

Raymond Ziegler; 378 Ogden Parma Townline Rd. Raymond has concerns with the drainage as well. He is also concerned with the possibility of more 4 wheelers and other off road vehicles coming onto his working farm which abuts this land, and the change in landscape with the removal of trees.

Bob Pelkey asked the public present if anyone was aware of the driveway easement agreement that had been filed with the County. None of the neighbors were aware that this document existed. Mr. Schultz explained that this was done back in the 1920s between the parties as it was only a minor encroachment and to ease any future owners of being made to "move" the existing driveway. He also stated that this document is included in all property owners title documents.

Mr. Schultz addressed the public's concerns over the drainage issue. He stated that the calculations that he had performed and documented on the maps should help with the drainage problems. Tom Barbeto asked who would be responsible if the drainage issues did make things worse. Mr Schultz replied that he was responsible and that the home owners would contact him in this instance and he would come out to look at what happened and try to correct the problem. Tod Ferguson informed the public that they had worked with Mr. Schultz for many years and had not encountered any major problems with any of the drainage calculations presented to the Board

by Mr. Schultz. The calculations do show that with the grading, the drainage should move to the west and onto North Union Street.

Jack Barton reviewed the Fire Marshal's report. As to the length of distance from the closest fire hydrant and from the road, there is a question as to the driveways being built to hold up under the fire equipment, the availability of water, and turnarounds for the fire equipment. Mr. Schultz told the Board that the driveways will be constructed to hold fire equipment and that they were most likely going to put a new hydrant in and/or have sprinkler systems in the homes. As to the turnarounds, drive way #2 is marked as this and they were looking at the calculations for the same on driveway #3.

Jack Barton advised the Board that the comments from the Conservation Advisory Board were not available at this time, that there was no SEQR and Mr. Schultz's comments to Chatfields were also unavailable at this time.

A motion was made by Bob Pelkey to table the Public Hearing at 7:45 p.m. until all comments were received and to continue at next meeting on 7/5/12. The motion was seconded by Steve Apriliano. The motion carried unanimously.

### **NEW BUSINESS con't.**

#### **968 Parma Center Road**

#### **Site Plan**

Kris Schultz presented to the Board conceptual plans for a single family dwelling to be built on this lot. The lot is 100' wide which is the minimum allowable for lots created prior to April, 1998. The land is very flat and is in an area known for drainage issues. The client is planning on building a ranch with no basement due to this. The plans call for a pond to be built and the removed soil to be used as fill. There is public water and raised septic system on the plans. The house is in line with other homes on the street.

The Board had questions on the set back distances. Per Jack Barton, as the lot is the minimum allowable 100' feet wide, it would be 10% of the lot width, therefore setback of 10' on the sides. There are no issues with the front and back setbacks as the lot is 1064' deep. The Board did ask Mr. Schultz to put the required set backs on the plan, along with the actual, and the zoning requirements.

The Board had questions in regards to the proposed drainage calculations. Mr. Schultz informed the Board that the plans were to use a perforated pipe to run from the front of the property back to the pond to allow for adequate drainage.

Mr. Schultz is asking for approval to send the plans for comments. The Board had no further questions or comments at this time and agreed to have the plans sent out.

## OLD BUSINESS

The minutes from the 6/7/12 meeting were reviewed. There being no changes or questions, **Steve Apriliano made a motion to approve the minutes. Mike Reinschmidt seconded the motion. The motion carried unanimously.**

There being no further business to discuss, **Bob Pelkey made a motion to adjourn the meeting, Steve Apriliano seconded the motion. The motion carried unanimously.**

Respectfully submitted

Diane Brisson for

Maureen Werner, Recording Secretary

Town of Parma Planning Board