

TOWN OF PARMA PLANNING BOARD

JULY 5, 2012

Members Present:

Chairman
Executive Secretary

Tod Ferguson
Jack Barton
Bob Pelkey
Steve Aprilano
Michael Reinschmidt
Mark Acker

Public present: Kris E. Schultz (Schultz Associates), James Miller, Erin Barbeto, Tom Barbeto, Cathy Pfromm, Jack Coco, Paul Vindigni, Marco Mattin, Ray Helfrich & Jack Newbauer

Meeting started: 7:03 pm

PUBLIC HEARING

Winton Place Subdivision

North Union Street

Chairman Tod Ferguson reopened the tabled application.

Chairman Tod Ferguson stated that the Board has gotten a definitive answer in regards to the depth of the lot. Chairman Ferguson stated that the statute states that the depth is to be 175 feet in length and it can not be obtained by averaging a mean of the depth of the lot.

Kris Schultz stated that he would need to re-configure lot one so that it will meet the statutory requirements but will be "jogged". Mr. Schultz then explained why he designed the plans the way he did, he felt it was good "planning" but he will modify the plans to meet the Town standards.

A lengthy discussion followed on this issue of the depth of the lot and the fact that Mr. Schultz was unaware that it was an issue.

Bob Pelkey asked Mr. Schultz to explain what he meant by the back lot line will be "jogged". Mr. Schultz stated that the back lot line for lot one will be parallel to the road. Mr. Pelkey asked if the lot will be shaped like a parallelogram. Mr. Schultz stated that it will.

Chairman Ferguson asked if there will still be enough room for 3 lots. Mr. Schultz stated that there will be and if not he will have to go back to the Zoning Board of Appeals, but he is reasonably confident that 3 lots will fit.

Jack Barton asked how the Engineer will come up with the 175 feet depth that is required, he has looked at the numbers and is not sure how it will work. Mr. Schultz stated it will be no problem.

Winston Place Continued:

Jack Barton stated that the application is before the Board for Preliminary Approval. Mr. Schultz asked if the Board would consider Preliminary Approval conditioned upon moving the property line for lot one to conform to the lot depth requirement or if they can not meet that, conditioned upon getting relief from the Zoning Board of Appeals.

A discussion followed on granting of conditional approvals. Mr. Schultz plead his client's case as to why he should receive a conditional preliminary approval.

Another discussion was held on the issue of the depth of the lot and the fact that Mr. Schultz was unaware that it was an issue.

Chairman Ferguson stated that typically the Board does not wait until preliminary approval to give direction to the engineer on issues but they were waiting for an interpretation of the statute in regards to lot depth. And this was not finalized until late this week.

Chairman Ferguson stated it would be hard to open the public hearing without revised plans in front of the Board or the public to review. There was too many points of contention with the public at the last meeting and the revised plans should be at the meeting to give everyone a chance to review them and make appropriate comments.

Steve Aprilano stated that he believed that at the last meeting there was an issue with the fire hydrant. Mr. Schultz stated that this issue has been resolved. They looked at installing a new hydrant, Monroe County Water did not want to own another fire hydrant in the area and that if a hydrant was put in it would have to be privately owned and was too much of an expense. The plans have been revised to show that sprinklers would be required for the home on lot #3. A discussion on what the requirements were for residential sprinklers.

Chairman Ferguson stated that if there were anyone present in the audience who had any comments on this plan he would entertain them now, but that because the plans do not reflect the revisions needed it would only be for informational purposes only.

A discussion was held as to how the Board would like to proceed. All members agreed that they would like to see new plans before they proceed.

A motion was made by Mike Reinschmidt to table the application and to give a referral to the Zoning Board of Appeals, if needed, until such time as the plans have been revised to conform to Town Standards. Bob Pelkey seconded the motion. Motion carried unanimously 5-0.

All Seasons Subdivision Section 5 - 13 LotsFallwood Terrace

Chairman Tod Ferguson read the public notice.

The following referral agencies comments and concerns were read:

1. Monroe County Planning Department, letter dated 6/18/2012.
2. Town Engineer, letter dated 6/29/2012.
3. Fire Marshal, letter dated 6/29/2012.

Mr. Schultz addressed each comment or concern and stated what they have done to satisfy the referral agencies comment or concern.

Mr. Schultz stated that the developer is having the soil retested in regards to the arsenic levels. If above acceptable levels the will remediate the soil and will follow the process that they did in section four of this subdivision.

Mr. Schultz reviewed that he is going to speak with the neighbor to get a temporary easement to grade on the north-west corner of this section. A discussion followed on this.

Chairman Tod Ferguson asked if there were any drainage issues with this section. Mr. Schultz stated there were not and went on to explain that they will be bringing the sanitary sewer closer to the existing homes on Dunbar Road.

Mr. Schultz stated that they will be putting in additional hydrants for extra fire protection.

Mr. Schultz stated that this section is at the high point of Dunbar Road and there are good site distances. This section will be catching a lot of drainage that flows to the roadside ditch now and will be bringing it to the proposed pond.

A discussion was held on the arsenic remediation process.

Chairman Tod Ferguson opened up the public hearing.

Public comments: None

Board Comments:

Mike Reinschmidt asked when the level report for arsenic is expected back. A discussion followed.

All Seasons Subdivision Section 5 Continued:

Chairman Tod Ferguson stated that this application is listed as a Type One action under the SEQR and that SEQR was addressed and issued for the entire site during the application for the first section.

A motion was made by Bob Pelkey and seconded by Steve Aprilano to grant preliminary approval for this application. Motion carried unanimously 5-0.

CONTINUING BUSINESS

DOAN CHEVROLET 5035-5057 Ridge Road West & 1821 & 1825 North Union Street
Mr. Schultz presented the plans to the Board for final approval.

The following signatures were on the plans:

1. Town Engineer: 6/15/2012
2. Monroe County Water Authority: 6/20/2012
3. Parma Town Highway Superintendent: 6/25/2012
4. Monroe County Health Department: 6/22/2012

Jack Barton stated that both the Building Department and Fire Marshal are in the process of reviewing the easement description. The description has also been sent to the Town Attorney for their approval.

Mr. Schultz stated that there is no dedication of sanitary sewers or storm sewers, just need to have a pond maintenance agreement.

Mr. Schultz stated that, at the least, he is requesting that the Board sign the subdivision approval part of the application so that he can get the plans filed and then a final contingent on the site plan.

A discussion followed on why 3 lots and not one lot.

Mark Acker asked if there will be any changes to the roads or driveway cuts. Mr. Schultz stated that the plans have gone through DOT and the plans actually portray what will be built.

A discussion followed on the driveway entrances.

Mike Reinschmidt asked where the car carriers will unload. Mr. Schultz stated that they have designed the new building so that car carriers can get behind the building and unload on site and not in the road or on other's property. Mr. Reinschmidt asked if

there would be signs directing the drivers where to unload. Mr. Schultz stated that there will be.

A discussion followed on how the process went in regards to deciding how many driveway entrances there would be for this site.

Mike Reinschmidt asked where the inventory for this dealership will be stored during construction. Mr. Schultz stated at other facilities.

Mike Reinschmidt asked if the applicant is planning on phasing this plan. Mr. Schultz stated he is not.

A discussion on how the Board would like to proceed and on the easements for the property followed.

A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to approve the PLAT map only. Motion carried unanimously 5-0.

A discussion followed on the site plan. The Board agreed that the application for site plan approval should be placed on the next agenda, as they would like to make sure that the easements are properly in place before proceeding.

A member of the audience asked about the landscaping, he was a neighbor. Mr. Schultz explained that they do have a landscaping plan and that if the neighbor would like to stay he would be glad to show him and go over it with him.

MISCELLANEOUS

5040, 5044, 5050 & 5052 Ridge Road West

Kris Schultz explained that the material for the application will be coming from across the street from the previous application.

Kris Schultz reviewed a letter from the Town Engineer, dated 3/1/2012, with the Board and explained how he cured each of the comments.

Mr. Schultz stated that they were not disturbing more than 5 acres of land.

Mr. Schultz discussed with the Board the proposed drainage of the site and stated that with the proposed drainage there will be approximately a 10% reduction of runoff with the proposed grass. A discussion followed on the drainage.

Chairman Tod Ferguson asked if the impervious material will be placed in the lower layer of the fill, thereby not interfering with the absorption of water by the top

pervious layer. Mr. Schultz stated yes, the impervious material will be the bottom layer and it will be placed closer to Ridge Road.

Mike Reinschmidt asked if all the fill will be coming from across the road. Mr. Schultz stated yes. A discussion was held as to why they were doing this fill permit jointly and that the DOT had put stipulations on how the dirt can be moved across Ridge Road.

Jack Barton asked if Mr. Schultz had something in writing from DOT in regards to moving the dirt across Ridge Road. Mr. Schultz stated he did and that he would email it to Mr. Barton

A discussion was held on how the dirt was going to be moved.

Chairman Ferguson asked how long Mr. Schultz projected that this fill permit would be open. Mr. Schultz stated that they are planning to have it done within the 90 days. Chairman Ferguson asked if the project would be seeded by early fall so that the grass have time to grow. Mr. Schultz stated yes.

Chairman Ferguson asked what the proposed hours of operations were going to be. Mr. Schultz stated that he believes 7 am to 9 pm.

Mike Reinschmidt asked if they have proposed dust control. Mr. Schultz stated yes. A discussion followed on the proposed dust control.

Mike Reinschmidt asked if the demolition of the homes has been completed. Mr. Schultz stated yes.

Jack Barton stated that the neighbors to the north have some concerns with the drainage from this site, as at this time they have water issues. The plans show a pipe running to the north of the property. How far from the property line is the discharge from this pipe? Mr. Schultz stated it is quite a distance and then explained that he has already spoken with neighbors and discussed this with him.

A discussion followed on the drainage of this site. Mr. Schultz pointed out on the map where the discharge is, by the home, and how the water will follow.

Mark Acker asked what will happen if there is not enough fill from across the street. Mr. Schultz stated that they will shorten the fill area if that is the case. But does not believe it will be a problem.

A discussion was held on why the plans were shown to the Board back in March but they are not just asking for a fill permit. Mr. Schultz explained the timing of the project.

After a small discussion on the project and the anticipated progress of the project a motion was made by Bob Pelkey and seconded by Mike Reinschmidt to grant a 90 day fill permit with the following conditions:

1. Mr. Schultz supply the building department a copy of the letter from DOT in regards to moving the dirt across Ridge Road;
2. The impervious material will be placed in the base layer of the fill and covered by pervious material;
3. The fill area be seeded by early fall; and
4. All erosion control is in place.

Motion carried unanimously 5-0.

A motion was made by Bob Pelkey and seconded by Tod Ferguson to accept the minutes of the April 16, 2012 meeting as presented and to accept the agreement of Ed Fuierer via email, as Mr. Fuierer is no longer a member of the Board. Motion carried unanimously 3-0 (Steve Aprilano and Mike Reinschmidt absent from meeting).

A motion was made by Bob Pelkey and seconded by Steve Aprilano to accept the minutes of the June 18, 2012 meeting as presented. Motion carried unanimously 4-0 (Mark Acker not at 06/18/2012 meeting).

Jack Barton reviewed with the Board:

1. SEQR and Classify action and looking at this when the plans first come in for conception.
2. Reviewed County Village Estate Subdivision status.
3. Reviewed with Board the concerns the Building Department had with applications that require the applicant to have the site "cleared" so that the surveyor can get in and do the work necessary to produce plans. The Board agreed that they would like to have these applications brought before the Board so they have can have an overview of what clearing needs to be done.

There being no further business, a motion was made by Steve Aprilano , seconded by Bob Pelkey to end the meeting at 8:45 pm. Motion carried unanimously 5-0.

Respectfully submitted,
Maureen L. Werner
Recording Secretary