

# TOWN OF PARMA PLANNING BOARD

## SEPTEMBER 06, 2012

Members Present:                      Chairman                                      Tod Ferguson  
   Executive Secretary                      Jack Barton  
      Bob Pelkey  
      Steve Aprilano  
      Michael Reinschmidt  
      Mark Acker

Public present:              Kris E. Schultz (Schultz Associates), Carm Carmestro (TB), Jim  
   Roose (TB), Rohn Reger, Jess Sudol, Jamie Coonan, Tim Harris  
   (DDS Engineers), Rich Maier (DDS Engineers) and Jim Guion.

Meeting started: 7:05 pm

### PUBLIC HEARING

Country Village Estates Subdivision              Phase 3                                      16 Lots-County Village Lane  
Chairman Tod Ferguson read the legal notice.

Jess Sudol presented to the Board revised plans.

Chairman Tod Ferguson read the following correspondence:

1.              Passero Associates' response letter, dated 08.28.2012 to the Town Engineer's letter dated 08.27.2012. Each comment and response was reviewed.

A discussion was held in regards to the "hood" that was added to the outlet on the pond and that the detail needed to be added to the plan.

Mr. Sudol stated that they have added a note to the plans in regards to the drainage swale to make prospective purchasers aware that the swale is subject to standing water at times.

Mr. Sudol stated that the developers have a waiting list of prospective home buyers and would like to get the road put in this fall so that they can start building over the winter.

Chairman Tod Ferguson opened the public hearing.

Public Comments:    None

Chairman Tod Ferguson closed the Public Hearing.

The plans were not signed by any of the referral agencies.

A discussion followed on the Towns procedures for granting final approval. The Board explained to Mr. Sudol that it has been a long standing process that the Engineers circulate the plans to the referral agencies for their signatures before the Board will entertain a motion to grant final approval.

Jack Baton stated that he did talk with the Town Engineer and he stated that he was fine with the plans and once the FINAL ISSUES are taken care of he would be ready to sign.

Mr. Sudol stated that he has letters from the other referral agencies saying they were ready to sign the plans, he did not have copies of the letters with him.

**A motion was made by Bob Pelkey and seconded by Steve Aprilano to table this application until the next meeting. Motion carried unanimously 5-0.**

#### NEW BUSINESS

266 Collamer Road Site Plan

Rich Maier presented to the Board plans for this site which showed a proposed new home being constructed on the site and the removal of the existing home on the property.

Mr. Maier stated that the existing home is on a cobblestone foundation and is starting to crumble. The homeowner would like to construct a new home further back on the property and then demolish the existing home.

Mr. Maier stated that percs have been done on the property, they are proposing to extend the existing driveway to the new home and all the utilities are already on site and will be extended to the new home.

Chairman Tod Ferguson asked where the existing leach field is. Mr. Maier stated that it is directly behind the existing home.

Chairman Tod Ferguson asked if the extension of the existing water line will be directed around the existing leach field. Mr. Maier stated that it would be.

Chairman Tod Ferguson asked that Engineer plot the reputed area of the existing leach system on the plans and place a note on the plans on how they plan to abandon the existing leach field.

266 Collamer Road Continued:

Jack Barton asked what the size of the existing water service was. Mr. Harris stated that he believes that it is either a ½ or 1 inch service. The new service is being proposed as 1 ½ inch.

Jack Barton asked for the following changes on the plans:

- the driveway to be stationed
- change the name of the Town on the plans to "Parma"
- the plans show a bench mark on Baily Road? Believes there is a bench mark closer, please place that on plans
- plot the homes on the neighboring properties and add the grading of the neighboring properties

Jack Barton asked what the homeowners agenda for removing the existing home. The owner stated that they would like to continue living in the existing home until the new home is constructed and then they will demolish the existing home. He understands that he will have to go to the Zoning Board of Appeals.

Jack Barton reviewed that the Town of Parma Code only allows one primary structure per tax account number. That usually the owner procures a variance prior to the plans being sent out, however, the Board could have them sent out for review prior to his application but it is at his own risk. And if the Zoning Board of Appeals denies his application he will be liable for any engineering expenses incurred in the review of the plans. The owner stated that he understood this.

A discussion was held on the length of a variance. Mr. Barton stated that a variance is good for 9 months from the date of approval by the Board.

Chairman Tod Ferguson questioned the existing garage at the end of the existing driveway. Mr. Maier stated that the existing garage will be removed prior to the start of construction, as they will be extending this driveway back to the new home.

Chairman Tod Ferguson asked Mr. Maier to have the driveway cut detail be added to the plans. Mr. Maier agreed to do this.

The Board referred the applicant to the Zoning Board of Appeals to apply for a variance.

Miscellaneous4618 Ridge Road West

Kris Schultz presented to the Board a phased plan for this site.

Mr. Schultz stated that he was here to advise the Board the status of the fill permit that was issued for this site. Mr. Schultz stated that the amount of work that was proposed on the original plans proved to be overwhelming and has dragged out the

4618 Ridge Road West Continued:

process of improving this site. That he was here to provide answers to the Board and give them an outline of how the owner plans to proceed and "clean up" this site.

The proposed phased plans show four (4) phases.

Mr. Schultz reviewed with the Board the work done to date and the things that he believed needed to "be cleaned up" per comments received from Town and County.

Mr. Schultz stated that phase one encompasses field #1, the snow tube hill and the stone parking lot. Field #1 has been completed and sodded. The original plans showed the proposed pond at the base of the snow tubing hill to be used for erosion control and obtaining clay soil for covering up the fly ash. But in the course of the construction a large amount of fill was received so there was no disruption of the fly ash and clay soil was not needed to cover the fly ash. That the 1<sup>st</sup> and 2<sup>nd</sup> soccer fields received this fill and field #3 received some of the fill. Now the need for putting in the proposed pond is no longer needed. There is an existing pond on site which takes the runoff from the parking lot. That the north 300 feet of this site is flat and there are cattails and a natural barrier keeping all mud on site and not impacting neighboring properties. Dust was a problem at first, there were issues with dirt on road but these issues were taken care of and 50% of the site has been completed.

Phase two of the plans, the owner would like to start now which encompass field #2, by placing topsoil and seeding. The owner would like to have this finalized by May of 2013. The topsoil that is needed is available right now from off site.

Phase three will encompasses field #3, topsoil and seeding, to be completed between 6/2013 and 10/2013.

Phase four will encompasses construction of new storm water pond, filling of the existing pond, construction of field #4, installing proposed storm water system, pave the parking lot and install stadium lights on field #1. Mr. Schultz stated that this is the most expensive phase and will be contingent upon having a good winter so that the snow tubing hill can be profitable. Mr. Schultz states that he will be redesigning the proposed pond and will be submitting the new water calculations to the town engineer.

Mr. Schultz stated that these time frames are reasonable and if the owner has a good year he will be able to move up the time tables.

Chairman Tod Ferguson read a letter from Jack Barton, dated August 10, 2012. Each issue was reviewed and discussed. Mr. Schultz stated that within two weeks of tonight's meeting he will have answers and calculations fore each of these issues, so that the Town can "check" them off.

Mr. Schultz stated that he was here so that the issues with this site can be fixed.

4618 Ridge Road West Continued:

Mr. Schultz stated that he is aware of potential problems with the lights installed on the tubing hill. Particularly the glare on Manitou Road, the settling of the bases and the issue of were the correct fixtures were installed. Mr. Schultz stated that he will provide documentation to the Town showing if the installation of the lights was done per the approved plans or if they need to be fixed.

A discussion was held in regards to the gravel path along the east side of the tubing hill. Mr. Schultz stated that the path was to be used for emergency vehicles to get to the bottom of the hill and was not fully installed and at the time of inspection stone had been added. But calculations need to be given to the Town Engineer to prove that the path can sustain the weight of an emergency vehicle. Mr. Schultz stated that after talking with ambulance personal they are considering adding a pull off on Manitou Road, clean out the ditch and put in access from Manitou to the base of the hill.

Mr. Schultz stated that they are looking into a way to place the fire lane signs directly on the dome structure. He will be meeting with the Fire Marshal to make sure what they have proposed will meet Town standards.

Mr. Schultz then addresses the issue of the handicap ramp that was installed. Mr. Schultz stated that the mason was given plans showing the proper calculations for proper installation but the mason did not put the ramp in as the detailed plans showed. The ramp needs the "dimple pad", which can be installed no problem and the side flares need to be at a 1 on 10 slope. The owner is working with the original mason to correct the ramp, but if need be he will find another mason to correct the ramp.

Mr. Schultz discussed the fencing located at the top of the tubing hill. A fence was shown on the original plans but the plans did not specify what type of fence was to be placed there. A split rail fence was placed there but it was then realized that a small child could slip through under the rails. Chicken wire was placed on the outside of the fence to close up these areas were a child could slip through and it was then realized that a larger child could still use the railing as a ladder to climb over the fence so chicken wire was placed on the inside of the fence also. They would be looking into other options to make safer.

Mr. Schultz stated that the parking lot is not paved. The reason for this is because the storm sewers have not been installed and the sewers need to be put in before the parking lot can be paved. These improvements have been included in phase four.

The issue of weekly inspections was then addressed. Mr. Schultz stated that the weekly inspections had become too costly and were not on the top of priority list. That they need to be done and he has discussed this with the owner and they will be done from now on. Mr. Schultz stated that the owner has taken a course on these inspections and understands now why they are so important.

4618 Ridge Road West Continued:

A question in regards to the issues with the building. Mr. Schultz stated those issues need to be addressed by the architect. The plans are in the hands of the architect.

Mr. Schultz stated that a storm water inspection was done when he met with Mr. Barton and Monroe County representative at the site. Mr. Schultz reviewed with the Board the need for a SWPPP 3 ring binder to be on site, this has been taken care of, the bare spots where grass has not grown, there is a need for top soil and seeding, and that there is large area that needs to be filled and seeded. Field #2 will take much of the fill that is available.

Chairman Tod Ferguson asked if phase one and two are going to be seeded this year. Mr. Schultz stated that they would be along with the spots on the east side of the tubing hill. Chairman Tod Ferguson asked if the bottom of tubing hill will be seeded. Mr. Schultz stated that he was not sure there would be enough fill for this.

Chairman Tod Ferguson stated that the area in field three has not taken well. Mr. Schultz agreed it was covered but because it is subsoil the grass is not growing well.

Chairman Tod Ferguson asked if the application is looking for a fill permit to fill phase two and finish up phase one. Yes, Mr. Schultz stated that they are and that at the present time top soiling and seeding field is not in the budget for this year.

A discussion was held in regard to the fact that field three is still open and will require weekly inspections.

Bob Pelkey asked about the snow making process. Originally the proposed pond was designed to supply the water for this process. Mr. Schultz explained that the existing pond is capable to supply the water necessary for this process and they will be using that until the proposed pond is installed.

Mike Reinschmidt stated that it was nice to see a phased plan but he would like to see much more detail on the plans at the next meeting. Mr. Schultz stated he would do that.

Bob Pelkey asked what the time frame was for the delivery of the fill. Mr. Schultz stated that they wanted to do it last week but the rain delayed it.

Jack Barton asked what the proposed time frame for this project was. Mr. Schultz stated that they would like to get all information required to the Town within the next two weeks and will be back at the next meeting and he will make every effort to wrap up these issues.

Jack Barton questioned the plans for increasing the number of restrooms not only for the dome but for the tubing hill. A lengthy discussion was held on the existing septic system. Mr. Schultz explained how the septic system is supposed to work. That the

existing system has area for expansion and if needed they will bring in "portapotties".

Mr. Schultz stated that he would follow up with the architect in regards to this.

Chairman Tod Ferguson stated that there is still a lot of "what ifs" out there, that a typical 90 day fill permit will not apply to this situation, there is a lot of information still needed, and promised, and the best way to go is to go meeting to meeting so that the Board/Town can keep tight reins on this project. He is expecting that field two will be capped and the entire phase one section will be seeded and the entire driveway will be put in.

A discussion was held on granting fill permits which are only good from one meeting to the next.

Mr. Schultz state that there is a bunch of work that needs to be done and it is not going to get better unless someone works on it and he has agreed to take care of it and asked that if there are any issues that, along with contacting the owner, the Town contact him also.

Mr. Barton stated that foundations for the light poles are in question. And asked Mr. Schultz if they have a structural person to look at the foundations. Mr. Schultz stated that he has the original plans that were used when putting the foundations in and he would supply those to the Town.

Chairman Tod Ferguson stated that if this was not taken care of, there would be no operating permit issued and the tubing hill business will not be allowed to open.

Bob Pelkey questioned the hauling of fill to the site, if the owner is going to keep 104 clean. Mr. Schultz stated that it would be and went on to explain who the hauler of the fill would be and the fact that he is an expert and knows what needs to be done.

Jack Barton stated that the fill permit issued last year has expired.

A discussion was held in regards to the product that was used for "capping" the site. Mr. Schultz stated that jute mesh was used on some spots but there is a mess out there now.

Mr. Barton stated that he will be visiting the site again toward the end of September.

Chairman Tod Ferguson asked when the planned on having field #2 seeded. Mr. Schultz stated that in a week to 10 days to put top soil down and graded and seeded. As long as the weather cooperates.

Mr. Schultz stated that the fill permit was crucial in getting the site cleaned up.

After a lengthy discussion, a motion was made by Steve Aprilano to approve a fill permit good until the next Planning Board meeting, September 17, 2012, condition upon the owner using proper dust control, keeping the road clear, seeding as soon as possible, to include those areas of phase one that need to be taken care of (including the spots on east side of tubing hill) and phase two of the plans presented at the meeting tonight. Also at the next meeting the applicant needs to bring an updated plan showing the progress on the site. Mike Reinschmidt seconded the motion. Motion carried unanimously 5-0.0

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A motion was made by Bob Pelkey and seconded by Steve Aprilano to accept the minutes of the August 20, 2012 meeting as presented. Motion carried unanimously 5-0.

There being no further business, a motion was made by Steve Aprilano, seconded by Mike Reinschmidt to end the meeting at 9:20 pm. Motion carried unanimously 5-0.

Respectfully submitted,

Maureen L. Werner  
Recording Secretary