

**TOWN OF PARMA
PLANNING BOARD
DECEMBER 6, 2012**

Members present:

Chairman
Executive Secretary

Tod Ferguson
Jack Barton
Steve Aprilano
Bob Pelkey
Mark Acker

Member Absent:

Mike Reinschmidt

Public Present:

Carole Munger, WG Kearney, III, Rick Lemcke, Charlie Lissow, Doug Miller, David Jacob, Anita Jacob, Ethan Jacob, Ray Helfrich, Richard Holden, Kris Schultz (Schultz Associates) and Jim Roose (TB).

Meeting started at 7:03 p.m.

PUBLIC HEARING

5018 Ridge Road West Subdivision

Commercial Site Plan

Chairman Tod Ferguson read the legal notice.

Kris Schultz presented to the Board plans for this application. Mr. Schultz reviewed the proposed plans with the Board.

Kris Schlutz read the following comments from the referral agencies:

1. Monroe County Planning and Development, dated 10/23/2012
2. Town Engineer comments dated 10/3/2012.

Mr. Schultz stated that plans show the two properties being merged together and that they have gotten approval from the Town Board for approval of re-zoning the property to the north on the condition that it was merged with the property to the south and has received approval from the Zoning Board of Appeals to extend the existing special use permit on the south property to now include the north property. They have also received a variance for the proposed signage for the site from the Zoning Board of Appeals.

Mr. Schultz stated that the Town Engineer signed off on the mylar this week.

5018 Ridge Road West Continued:

Mr. Schultz then reviewed with the Board the 2 leach systems on the property and which system would be used for the proposed site, the system that is attached to the current home will be used as it was recently put in and is the better of the two systems.

Mr. Schultz stated that the Monroe County Health Department has signed off on the mylar also.

Mr. Schultz again reviewed that DOT had requested that the owner remove the pipe-rail guardrail and replace it with wheel stops, this has been added to the plans.

A discussion was held on monumentation in the area.

Chairman Ferguson opened the public hearing.

Public Comments:

None

Chairman Ferguson closed the public hearing.

Board Comments:

Bob Pelkey questioned Mr. Schultz in regards to the parking spaces and if they were adding to the existing parking spaces. Mr. Schultz stated that there were 68 spaces on the plans and a small discussion was held on the parking.

Chairman Ferguson reminded the Board that SEQR was addressed at the previous meeting.

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

Mr. Schultz then asked if the Board would entertain a request for final approval on this project. The mylar has been signed by the Town Engineer (12/4/2012) and Monroe County Health Department (12/4/2012), he is just waiting for the Building Department to sign off on the plans.

A discussion followed Mr. Schultz's request.

A motion was made by Steve Aprilano and seconded by Bob Pelkey to grant final approval on this application. The plans will be held by Jack Barton and upon his signing of the plans he will call the Chairman to come in and sign. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

Jacob Subdivision2 lots133 Bailey Road

Chairman Tod Ferguson read the legal notice.

Kris Schultz presented to the Board plans for this application. Mr. Schultz reviewed the proposed plans with the Board. The plans show a home with an attached garage and a proposed 36' x 50' barn.

Chairman Ferguson read the following comments from the referral agencies:

1. Monroe County Planning and Development, dated 10/3/2012
2. Town Engineer comments dated 10/23/2012.

A discussion was held on the placement of the pond. Mr. Schultz explained why the pond was placed in the front yard, it is the natural drainage flow of the property and will collect roadside drainage, with the proposed pond there will not be a small ditch along the road and the pond should help the drainage of the area that flows to the north. Mr. Schultz stated what he took in to consideration when putting the pond in the front yard; that Bailey Road is 40 MPH, that moving the pond would hinder catching the road side drainage and the edge of pond is 75 feet from the road. Mr. Schultz explained why the pond is designed to be so deep, to keep the pond from going stagnate, that the pond has been gradually graded and that he has responded to all the Town Engineers' comments in regards to the pond and felt that the Town Engineer would be satisfied.

Chairman Ferguson opened the public hearing.

Public Comments:

Richard Holden - Bailey Road - He has looked at the plan, he lives directly across the street and with his years of experience on the Board he agrees with the placement of the pond and that he felt 75 feet was plenty of space between roadway and pond. His only suggestion would be to have the Town of Parma clean out the pipe under Bailey Road, as it is now ½ filled with sediment. Mr. Holden then explained the drainage of the area. He wanted to let the Board know that he felt the plan was a good plan.

Chairman Ferguson closed the public hearing.

Jack Barton stated that the Conservation Board had reviewed the plans and recommended, at their November 20, 2012 meeting, that the action be classified as unlisted and that the Planning Board grant a negative declaration for the plans.

A motion was made by Steve Aprilano and seconded by Bob Pelkey to classified this application as an unlisted action under SEQR and to grant a negative declaration to the application. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

A motion was made by Steve Aprilano and seconded by Bob Pelkey to grant preliminary approval for this application. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

MISCELLANEOUS

1617 Manitou Road and 4664 Ridge Road West

Charlie Lissow was present for this fill permit renewal request.

Mr. Lissow stated that he was here for the six month renewal of the fill permit. He stated that really no filling went on this year, that was some excess dirt brought in from another project but will be removed next year, that all of the SWPPP reports are up to date and that vegetation has been established on the site.

Chairman Ferguson asked if there had been any issues. Mr. Barton stated that he was not aware of any.

After a short discussion, a motion was made by Bob Pelkey and seconded by Steve Aprilano to grant a six (6) month extension for this fill permit. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

4618 Ridge Road West

Phasing Plans

Kris Schultz was present for this application and passed out copies of the proposed phasing plans to the Board.

Mark Acker asked if there were any changes to the plans since last plan he has submitted. Mr. Schultz stated no, it is the same plan.

Mr. Schultz then stated that the second major field is ahead of schedule and will be in by May of 2013. That a site visit was done in regards to storm water issues, the weekly SWPPP reports are being completed the last one was 11/30/2012, that items that needed to be done have been completed and he feels that there is a vast improvement at the site. He went on to say that additional stone has been placed on the road as required, that he just needs to take measurements to make sure it is at the correct depth; that all fire lane signs on the west side of the building had been bent by the high winds but they have been fixed - pictures were shown to prove that this had been taken care of; that additional handicap parking spaces need to be

added to the parking lot, as the increase in parking requires additional handicap parking spaces; the first major field is in and has been turfed; the second field is in and green, as well as, the slope; the practice field to the west has been graded and seeded but not yet green and that will be the first task in the spring; and discussed the leach system again and that the plans for modification to the inside plumbing were still being worked on.

Mr. Schultz stated that there was one last issue that he was recently made aware of the need for an operating permit for the facility. Mr. Schultz stated that he did research on this and reviewed with the Board the information that he found in regards to the Code. Mr. Schultz stated that this is a State mandated Code and that in 2010 required the local municipalities to require operating permits for a business where 50 or more people congregate for a business or an activity that has a potential hazzard to people coming inside of building. He stated he felt this was put in place to provide an extra layer of oversight to make businesses safer for the public.

A discussion followed on this code.

Chairman Ferguson asked if Mr. Schultz was hear to address phasing plan and Mr. Schultz stated he was.

Chairman Ferguson asked if the SWPPP reports were current. Mr. Barton stated that they were.

Mr. Barton stated he had a few concerns in regards to the site; (1) the stone added at the base of the road does not look uniform and needs to be bore tested to verify depth; (2) that the slope area between field 1 and 2 does not have cover established and field 2 is mostly covered; (3) that there is still a catch basin that is covered by fill; (4) parking spaces are not installed as per plans; and (5) the fire lane signs, there were some that were further apart than required, but he will need to do a site visit to confirm.

A discussion was held in regards to the catch basin and Mr. Schultz stated that he will address this portion in the future, as this portion of the drainage will be abandoned when the larger pond is put into place.

Bob Pelkey questioned how the phasing plan effected the original plans. Mr. Schultz stated that the original plans still hold, that this just breaks up the construction into smaller portions.

After a discussion, a motion was made by Steve Aprilano and seconded by Bob Pelkey to approve the phasing plan as presented to the Board at tonight's meeting and to extend the fill permit for 90 days. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

A discussion was held on the development regulations. Mr. Barton stated that the Town Engineer would be at the next meeting to go over the regulations with the Board and to answer any questions that they may have. A discussion followed on the use of a coupler that can be used when replacing underground pipe.

A motion was made by Steve Aprilano and seconded by Bob Pelkey to accept the minutes from the November 19, 2012 meeting as presented. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

There being no further business, a motion was made by Mark Acker and seconded by Steve Aprilano to end the meeting at 8:04 pm. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

Respectfully submitted,

Maureen L. Werner
Recording Secretary