

TOWN OF PARMA
PLANNING BOARD
AUGUST 19, 2013

Members present:

Chairman
Executive Secretary

Tod Ferguson
Jack Barton
Bob Pelkey
Steve Aprilano

Member absent:

Mark Acker
Mike Reinschmidt

Public Present: Bob Lynchesky, Rich Ricotta, Doug Webster, Judy Webster, Tim Hull and Jim Roose (TB).

Meeting started at 7:11 p.m.

Mr. Lynchesky asked if he could address the Board. He was not on the agenda but he wanted to bring the Boards attention to issues he is having at his property located at 962 Parma Center Road. 968 Parma Center Road, property adjacent to his, was approved as a building lot by the Board. Mr. Lynchesky stated that he had spoken to the original owner of the property years ago and he told him that 968 Parma Center was not building lot and would never be. This property is a low spot and most of the drainage from the area sat on this property.

Mr. Lynchesky stated that the grade on 968 Parma Center Road has been raised substantially and now all that water flows into his side yard. He presently has a lawn mower stuck in his side yard because it is so wet and it is the middle of August. There have been two new culverts put under his driveway. That the developer had bulldozed all the foliage from the site into the roadside ditch, the ditch was finally cleaned out by the Town after he complained several times. The developer has placed a pond which is at a higher grade then his property and the pond is only 3 feet deep. Mr. Lynchesky stated that he has been to the Town Building Department several times to complain but is getting nowhere. He did state that Mr. Barton and Mr. Prince have been helpful. The building plans call for a 4 inch pipe down the shared property line which is proposed to be for drainage and utilities, this pipe is only 20 feet from his property line. He now has a lake in his side yard and needs something done. A stop work order was issue until the roadside drainage issued is cleared up. Mr. Lynchesky believes that once this site is completed this property will be 4 feet above the grade of his property.

Mr. Lynchesky asked the Board to do something to fix the problem, nothing is being done to correct or address the issues. He thanked the Building Dept. for all the things they have done up to this point.

Mr. Barton stated that 968 Parma Center Road is the Antonio Site plan that was prepared by Schultz Associates and approved by the Board. Mr. Barton stated that he is looking for direction from the Board as how they would like to proceed with this issue.

Chairman Ferguson stated that he did not remember a pond on the final plan. Mr. Barton stated that there was a pond on the final plan and there was a question as to how it was going to drain. Mr. Barton explained how the drainage was proposed to work.

Chairman Ferguson asked if both lots have been disturbed. Mr. Barton stated no just one.

A discussion was held on the property line and the chain link fence along the property line. Mr. Lynchesky explained what he did to put scrub back on the neighbor's property that had fallen on his property and how he replaced the fence that had been destroyed when the trees fell on and destroyed.

Chairman Ferguson stated that the Board will have to review the plans to see what was approved and then go to the site to see what has actually been done on the site.

Mr. Lynchesky stated that he just wanted the Board to be aware of issue and asked that they help him.

Chairman Ferguson asked Mr. Barton to get the Board a copy of the approved plans, asked that the Engineer prepare a report as to what has been done on site and to contact the owner and ask him if he would come before the Board to answer some questions.

CONTINUING BUSINESS

5064 Ridge Road

Rich Ricotta presented plans to the Board for final approval.

There were no signatures on the plans. Mr. Barton stated that the Building Department was ready to sign the plans, that a new mylar was created when questions were asked about the existing hydrants the Town Engineer had signed the prior mylar.

5064 Ridge Road Continued:

Chairman Ferguson reviewed the corrections/conditions that the Board has set out at the August 1, 2013 meeting.

Mr. Barton stated that the fire lane signs have been added, plans also show turn around, customer parking was added directly west to get to 13, note has been added for locations of trench drains, note added that Building Department to review, Town has submitted a request to the Monroe County Water Authority for a quote to install hydrant and asked that the Town be involved with placement to make sure placed in right spot.

A discussion was held on when a Certificate of Occupancy is issued. The Board that the hydrant needs to be installed along with passing final inspection on Building Permit before a Certificate of Occupancy is issued.

A motion was made by Bob Pelkey and seconded by Steve Aprilano to grant final approval for this site plan dependent upon all necessary signatures being obtained prior to the Planning Board Chairman signing the plans. Motion carried unanimously 3-0 (Mark Acker and Mike Reinschmidt absent).

NEW BUSINESS

Webster Subdivision 1542 Hilton Parma Corners Road
Doug Webster and Tim Hull were present for this application.

The plans show the original 92.048 acre parcel being subdivided into three parcels. The plans show lot 1 to be 40.624 acres to the right of way, lot 2 to be 8.00 acres to the right of way and lot 3 to be 44.00 acres to the right of way.

All three lots will conform to Town Code.

Mr. Hull also explained that he is the owner of 1524 Hilton Parma Corners Road and he has submitted the paper work to request that lot 1 of this subdivision be merged with his property located at 1524 Hilton Parma Corner Road.

Mr. Barton stated that the application to merge the property was submitted after the deadline but if the Board entertained this request at tonight's meeting it would save Mr. Hull from having to come back to the next meeting.

A motion was made by Steve Aprilano and seconded by Bob Pelkey to approve the subdivision of 1542 Hilton Parma Corners Road into three lots as shown on the Webster Subdivision map prepared by DDS Engineers and submitted to the Board at tonight's meeting and to approve the merger of Lot 1 of said subdivision with

Webster Subdivision Continued:

property located at 1524 Hilton Parma Corners Road (TA#: 57.03-1-19). Motion carried unanimously 3-0 (Mark Acker and Mike Reinschmidt absent).

A motion was made by Bob Pelkey and seconded by Steve Aprilano to approve the August 1, 2013 meeting minutes as presented. . Motion carried unanimously 3-0 (Mark Acker and Mike Reinschmidt absent).

Mr. Barton reviewed with the Board the corrections and proposed additions to the development regulations.

There being no further business, a motion was made by Steve Aprilano and seconded by Bob Pelkey to end the meeting at 7:46 pm. Motion carried unanimously 3-0 (Mark Acker and Mike Reinschmidt absent).

Respectfully submitted,

Maureen L. Werner,
Recording Secretary