

# TOWN OF PARMA PLANNING BOARD

## JUNE 5, 2014

Members present: Chairman Tod Ferguson  
Exec. Secretary Dennis Scibetta  
(Jack Barton was in attendance for training)  
Steve Aprilano  
Bob Pelkey  
Mark Acker

Member Absent: Mike Reinschmidt

Public Present: Michael Cavaleanti, Kris Schultz (Schultz Assoc.), James Beehler, Carl Ellis, James Bauman, Daniel Norris, Charlie Lissow and James Smith (TB).

Meeting started at 7:05 p.m.

### NEW BUSINESS

#### WILDER ESTATE SUBDIVISION, SECTION 7                      25 LOTS                      486 WILDER ROAD

Kris Schultz presented to the Board the overall plans that received preliminary approval for this subdivision. Mr. Schultz reviewed the overall plans with the Board and stated that SEQR was granted for the entire subdivision when overall preliminary was granted. Mr. Schultz stated that there are four (4) more sections to be built until complete build out of the subdivision.

Mr. Schultz stated that the builder has decided that in order to be logical in the building scheme he would like to change the next section to be built. Mr. Schultz showed to the Board that the builder would now like to get section 7 approved, explained why it was more logical and explained that the new overall plans show the lots to be renumbered to match the new section number and that there were no grading changes, no lot size changes. The only thing changed on the overall preliminary plans are just numbering.

Chairman Ferguson asked if the new sequence planning works hydraulically. Mr. Schultz stated that it does and showed the Board where the utilities would hook up and how the roads would be constructed.

Mark Acker asked if a hammer head will be constructed until the loop is completed. Mr. Schultz stated yes.

Mr. Schultz stated that he has spoken to the Town Engineer in regards to the plans to get him up to speed, as the current Town Engineer was not the engineer at the time the plans were granted overall preliminary approval.

A discussion was held on the pond to the north. Mr. Schultz stated that the pond was installed to support the full build out of the subdivision.

Chairman Ferguson asked Mr. Schultz if all the corner lots meet the current zoning for corner lots. Mr. Schultz stated that all lots meet current zoning.

Mr. Schultz then presented to the Board conceptual plans for section 7 of this subdivision.

Mr. Schultz explained to the Board the drainage and sanitary sewer design of this section.

Chairman Ferguson asked if the pond elevations were still correct? Yes, Mr. Schultz stated that "as built" plans were submitted to the Town after the completion of section 2. The elevations have been checked and everything is good.

After reviewing the plans with the Board Mr. Schultz asked if the Board would give their conceptual approval so that the plans could be sent out to the referral agencies.

Jack Barton stated that he believed that the original overall preliminary plans showed that the homes would be staggered, these plans do not show staggered homes. Mr. Schultz stated that he was unsure but he would check the original plans and adjust the plans accordingly.

Jack Barton stated that the overall preliminary plans were approved prior to the current zoning regulations being put into place and requested that Mr. Schultz place a note on the plans stating that lots located on a corner do not have a rear lot as set out in the current Zoning Laws of the Town of Parma.

Mr. Barton asked that Mr. Schultz add a signature block for the building inspector. Mr. Schultz stated that he would.

A discussion was held on the existing condition of the pond.

Mr. Barton asked if the engineer is working on a Line of Credit to be submitted to the Town Board for this section. Mr. Schultz stated that he will be working on generating that.

The Board agreed conceptually with the plans as presented and agreed to have them sent out to the referral agencies for their review.

## MISCELLANEOUS

1617 Manitou Road and 4664 Ridge Road West Fill Permit extension  
Charlie Lissow requested that the Board grant a six month extension to this fill permit.

Mr. Lissow stated that he did receive a letter from the Building Department stating that a topo map was requested by the Board at the last meeting. He was not at the last meeting and was not aware that a topo map had been requested. Mr. Lissow stated that nothing has really changed since the last topo map had been submitted to the building dept and asked if the Board would rescind their request for a new topo map. Mr. Lissow stated that he has a copy of the current SWPPP report showing that the property was in compliance. Mr. Lissow showed the Board where there is some stock piling of soil going on and stated that it is just a "holding" place. That is partner brings some in and then takes it out.

Original areas that were to be filled have been filled and seeded.

Chairman Ferguson asked if there was "good coverage" on the filled areas? A discussion followed on what coverage was actually out there.

Chairman Ferguson asked if the Building Dept had received any complaints about the site since the last extension. Mr. Barton stated that there were four (4) complaints about dust. Mr. Lissow stated that "Art" called to discuss with him and that they have taken care of this and have water trucks on site.

Mr. Barton stated that he was at the site earlier in the spring and it looked good.

A discussion was held on the vegetation that was covering the site and if any had eroded.

A discussion was held as to if a topo map was needed.

A discussion as to the Board visiting the site.

Mark Acker asked about the ponds on the site. Mr. Lissow reviewed with the Board the ponds that are on site.

*A motion was made by Bob Pelkey and seconded by Steve Aprilano to extend the fill permit as originally approved for six (6) months and that a topo map was not required but the Board will discuss the need for a new topo map at the next request for an extension. Motion carried unanimously 4-0 (Mike Reinschmidt absent).*

600 Burritt RoadFill Permit

James Beehler, as Executor of the estate which owns this property, reviewed with the Board the history of the land. That on the property there is a gravel pit and presently it is a "big hole" which he would like to fill. He would like to have the pit filled to avoid liability issues and then turn the land into farm land.

Steve Aprilano stated that he has been to this site and is acquainted with the landscape of the property.

Mr. Beehler stated that a portion of the property is unusable because the "pit" blocks off access to that portion of the property.

Mr. Aprilano asked where Mr. Beehler is planning on getting the fill from. Mr. Beehler stated that there are several "big" projects in the area and is talking with the developers in regards to taking fill.

Mr. Barton asked how much fill Mr. Beehler thought would be needed. A discussion followed and it was determined approximately 150k yards.

Chairman Ferguson stated that disturbance of that much land will need storm water protection plan and DEC approval and that when you disturb over 5 acres of land inspections will need to be done twice a week.

A discussion was held on other possible ways to complete Mr. Beehler's goals.

Mr. Acker asked if there were any concerns with the filling being done so close to a land fill. Mr. Barton stated that the land fill on this property was done prior to any requirements for land fills but is noted on the DEC land fills of interest map. A discussion was held on the land fill and it was noted that Mr. Beehler may need to get a clearance letter from the DEC. A discussion followed on how he would go about doing this.

A discussion was held on whether project was within "ag district" and what the owner was going to do with the building.

Before going forward the Board suggested that Mr. Beehler contact an engineer to go over options and to call the DEC to find out what will be required from them for this particular project.

1082 Peck RoadCulvert Pipe Installation

James Bauman stated that he would like to put in a culvert pipe on his property. There is a drainage ditch that runs down the middle of his property and in order for him to get to one side of his property he needs to go through the ditch which is

normally filled with water. He is looking to put pipe in so that he can get to the east side of his property with out having to go through the drainage ditch.

Mr. Aprilano asked what size culvert Mr. Bauman is planning on putting in. Mr. Bauman stated that he would like to put in a 24" but he does not believe it would be sufficient so he is proposing a 48" pipe. He is going to have Dan Crowley do the work.

Chairman Ferguson read a letter from the Town Engineer dated 5/27/14 in regards to this proposal.

Mr. Barton asked if Mr. Bauman has spoken with the Army Corp of Engineers yet in regards to what they may require. Mr. Bauman stated that he has not.

Chairman Ferguson stated that because of the class "c" stream on the property and the federal wetlands within the area he would like to see a letter from the Corp of Engineers stating their determination in regards to this site.

A discussion was held on what Mr. Bauman will need to do.

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*Mark Acker made a motion to accept the May 1, 2014 minutes as presented. The motion was seconded by Bob Pelkey. Motion carried unanimously 4-0 (Mike Reinschmidt absent).*

Town Supervisor Jim Smith introduced Dennis Scibetta to the Board. He has been hired to replace Mr. Barton in the Building Department. The Board would like to welcome Mr. Scibetta to the Town and look forward to working with him.

*There being no further business, a motion was made by Bob Pelkey and seconded by Mark Acker to end the meeting at 7:50 pm. Motion carried unanimously 4-0 (Mike Reinschmidt absent).*

Respectfully submitted,

Maureen L. Werner,  
Recording Secretary