

**TOWN OF PARMA
PLANNING BOARD
AUGUST 18, 2008**

Members Present:

Chairman

Ed Fuierer

Executive Secretary

Jack Barton

Rich Holden

Tod Ferguson

Tim Harner

Bob Pelkey

Public Present: Gary Comardo (TB), Sarah Stoll, Barbara Perry and Mike Reinschmidt (CB).

Meeting started: 7:08 pm

PUBLIC HEARING

Sandalwood Subdivision - Section 1 7 lots

Edward Lane & Loretta Drive

No one was present from the Engineering firm to present to the Board.

NEW BUSINESS

Saint George's Episcopal Church - Senior Living Center

635 Wilder Road

No one was present from the Engineering firm to present to the Board.

MISCELLANEOUS

30 Lighthouse Road

Site Plan

John Scirabba presented to the Board a revised plan for this site stating that the Board recently approved this site plan and the owner immediately started construction on the home. Mr. Scirabba stated that the foundation and 1st floor "deck" is up. Mr. Scirabba then stated that the original plans called for a 13 course basement but the basement that is on site is only 11 course and is 22" lower then the approved plans. Mr. Scirabba stated that the Town Building Inspector was doing an inspection when he noticed this discrepancy and required the owner to stop building until the issue can be resolved. Mr. Scirabba stated that he had his surveyors go out and "shoot" the existing construction and that is shown on the plans that he is presenting to the Board at tonight's meeting. Mr. Scirabba stated the grading of the site will remain the same and actually help the grading of the driveway (slope will now be 5% grade instead of the original 10% grade) but at this grade the septic will probably need a pump. Mr. Scirabba stated that they are working with the Health Department on this issue and if a pump is need they will also need to put in a "wet well" for the septic.

Jack Barton asked if Mr. Scirabba had redesigned the septic to reflect the new grade and the

30 Lighthouse Road Continued:

installation of the pump. Mr. Scirabba stated that he has not at this time. Mr. Barton stated that the Health Department will not design the system that the engineering firm needed to do that. Mr. Scirabba stated that he would like to wait until the sand is in place for the septic system and then he will have the surveyors go back out and shoot it and see if they can't make the septic work as presently designed with the new grades.

A discussion was held on the when the design needed to be submitted to the Health Department for their review. Mr. Scirabba again stated that he would like to wait until such time that the sand and laterals were in to see if they can't make it work as originally designed.

Rick Holden asked if they can jack up an entire house and move it, why can't they jack up the first floor "deck" and put in the two courses of block that are missing to bring it back to the originally approved plans, wonders if there are underlying issues.

Mr. Holden asked why they did 11 courses and not 13. Mr. Scirabba stated he was unsure why.

Chairman Ed Fuierer asked if the construction has been stopped. Mr. Scirabba stated that it has as the building inspector suggested that they stop.

Chairman Ed Fuierer gave Mr. Scirabba a suggestion as to how he could make this work, remove the rim joist, cut the floor joists back 4 inches and place a course of 4" block on the existing block wall which will bring grade up.

A discussion was held on the issues at hand and Mr. Scirabba reviewed what he would like to do and the fact that he would like the owner to be able continue working, as the pump, as a last resort, will work.

Rich Holden asked if the owner was aware of the ramifications of putting in a pump. Mr. Scirabba stated that he did.

Chairman Ed Fuierer asked if the house on the original plans is the actual "foot print" of the home. Mr. Scirabba stated that it was not, that the second plan presented to the Board tonight was the actual "foot print" of the existing foundation. The house is located outside of the flood zone and wetland buffer area.

Tod Ferguson asked if this was an "owner change". Mr. Scirabba stated he was not sure, that his office had staked out the proper elevations, he was unsure why the builders did not follow their stakes.

A discussion was held on what the Board would like from the Engineer. They agreed that they would like to have the plans submitted to the Health Department for their review and a set of plans submitted to the Board.

30 Lighthouse Road Continued:


After a lengthy discussion, a motion was made by Tim Harner and seconded by Rick Holden to allow the builder to resume building pending the Engineer returning to the Board with final plans that have been approved by the Health Department and that NO CERTIFICATE OF OCCUPANCY shall be issued by the building department until such time that the plans have been submitted to the Board. Motion carried unanimously 5-0.

- ▶ Chairman Ed Fuierer reviewed with the Board a correspondence from Larson Engineers the engineer of the Sleepy Hallow subdivision, said correspondence was dated 8/12/2008. Jack Barton then reviewed with the Board a phone call that he had with the Army Corp of Engineers regarding the wetlands on lot 8 of this subdivision.
- ▶ Gary Comardo reviewed with the Board that the next Town Board meeting was tomorrow night and invited all the Board members to attend.
- ▶ Jack Barton reviewed with the Board the fact that the Saint George application on the agenda was on there as a sketch plan because the engineer is going to go the Town Board to ask for the Town Board to rezone as Town House residential and that when they go to the Town Board the Town Board will ask for comments or recommendations from the Planning Board. A small discussion was held on the sewers on site.
- ▶ Chairman Ed Fuierer stated that he would not be at the next meeting. It was decided that Tim Harner would act as Acting Chairman.

A motion was made by Tod Ferguson and seconded by Tim Harner to approve of the minutes from the August 7, 2008 meeting as presented. Motion carried unanimously 5-0.

There being no further business, a motion was made by Tod Ferguson and seconded by Tim Harner to end the meeting at 7:40 pm. Motion carried unanimously 5-0.

Respectively submitted,



Maureen L. Werner
Recording Secretary