TOWN OF PARMA PLANNING BOARD JANUARY 21, 2013

Members present:

Chairman Executive Secretary

Tod Ferguson Jack Barton Steve Aprilano Bob Pelkey Mark Acker

Mike Reinschmidt

Public Present: Paul Congdon (Hunt Engineers) and Jim Roose (TB).

Meeting started at 7:03 p.m.

PUBLIC HEARING

67 Delavergne Drive

Site Plan

One Lot

Chairman Tod Ferguson read the legal notice.

Paul Congdon presented to the Board plans for this application. Mr. Congdon reviewed the proposed plans with the Board.

Mark Acker asked if the crawl space under the home is new. Mr. Congdon stated that everything is new.

Steve Aprilano asked if this was the plan that the Board saw last summer where the home had been demolished and proposed plans needed to go to the Zoning Board of Appeals. Mr. Congdon stated it was.

Mr. Aprilano asked if the Monroe County Health Department had reviewed the plans and are they okay with the proposed septic waste system. Mr. Congdon stated that they have and because of the type of system, the owners had to enter into a 3 year maintenance agreement with the County.

Chairman Ferguson stated that one of the comments from the DRC is that the construction of the proposed home is within a flood zone. A discussion followed and Mr. Congdon stated that the flood plain elevation is 250 feet and the first floor elevation of the home is 252 feet. A discussion was then held on the garage floor.

Chairman Tod Ferguson 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.

Chairman Ferguson opened the public hearing.

Public Comments:

None

Chairman Ferguson closed the public hearing.

Board Comments:

Jack Barton asked that Mr. Congdon take off the signature lines for the attorney and clerk from the plans. Mr. Congdon stated he would.

Mr. Barton questioned what type of piping would be used to supply the home with water, the plans show 3/4" copper and if they are planning on using a substitute product for the service this needs to be shown on the plans. Because the plans show 3/4" copper that is what the building department will be looking for that when they do their inspections. Mr. Congdon stated he would add that.

Mr. Barton asked that Mr. Congdon reference the crawl space and garage meet current FEMA regulations on the plans as a note. Mr. Congdon stated that he would do so.

Conservation Board

Mr. Barton stated that the Conservation Board reviewed this application at there 12/4/2012. The Conservation Board recommended that the Planning Board grant a negative declaration on this unlisted action.

After reviewing the plans, a motion was made by Steve Aprilano and seconded by Bob Pelkey to catagorize this project as an unlisted action under SEQRA and to grant a negative declaration for this project. Motion carried unanimously 5-0.

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. Congdon asked what the Board's policy was for collecting signatures on the plans. Mr. Barton explained the Town's policy to him.

MISCELLANEOUS

Glenbrook Village Site Plan One Lot, Lot 17

Jack Barton presented to the Board a copy of these plans, originally approved on November 31, 1994 and last updated on February 21, 2011. And stated that the owner has requested that the approval be updated by the Board.

After reviewing the plans the Board questioned the setback from the edge of the stream to the proposed structure and if it meets the required set backs. It was decided that the Board would like to table this application until next meeting so that they could review setback requirements for setbacks from the edge of a stream.

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

A motion was made by Steve Aprilano and seconded by Bob Pelkey to accept the minutes from the January 3, 2013 meeting as presented. Motion carried unanimously 4-0 (Mark Acker absent).

Mr. Acker stated that he may not be at the next meeting.

There being no further business, a motion was made by Mark Acker and seconded by Bob Pelkey to end the meeting at 7:31 pm. Motion carried unanimously 5-0.

Respectfully submitted,

Maureen L. Werner Recording Secretary