

**TOWN OF PARMA
PLANNING BOARD
DECEMBER 5, 2013**

Members present:	Chairman	Tod Ferguson
	Executive Secretary	Jack Barton
		Steve Aprilano
		Bob Pelkey
		Mike Reinschmidt

Member Absent: Mark Acker

Public Present: Kris Schultz (Schultz Associates), Jim Roose (TB) and Chad Lissow.

Meeting started at 7:00 p.m.

CONTINUING BUSINESS

Independence Hill Subdivision Lot R-5 117 Moul Road

Mr. Schultz presented plans for this application, stating that he had obtained all the necessary signatures on the plans and asked the Board for final approval on the plans.

The following signatures were on the plans:

Town Engineer, dated 11/12/2013
Monroe County Health Department, dated 11/13/2013
Monroe County Water Authority, dated 11/13/2013

Mr. Schultz reviewed the plans with the Board.

Steve Aprilano asked if the "grading release" letter had been obtained from the owners of the property to the east. Mr. Schultz stated that it has and that they were very happy that the drainage will be taken care of.

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

Kasap Subdivision Two Lots 684 Burritt Road

Kris Schultz presented to the Board conceptual plans for this application and asked for their permission to send the plans out to the referral agencies.

The plans show two lots, proposed lot one will be 13.277 acres and proposed lot two will be 2.119 acres.

The owner presently lives in the home at 684 Burritt Road and is proposing a 4 bedroom home on lot two.

Jack Barton questioned the proposed barn on the new lot; it appears to be 5000 sq. ft., stating that the limit in the zoning district is 1500 sq. ft. A discussion followed on this. Mr. Schultz stated that he will discuss with his client and if they needed they will apply to the Zoning Board of Appeals for variance. Jack Barton stated that the existing barn is also used in calculating storage area for the property.

Steve Aprilano questioned if any construction will be in the EPOD stream corridor that is on the property. Mr. Schultz stated there will be no construction within the stream corridor.

Mr. Aprilano questioned the setbacks on the proposed septic. A discussion was held on the set backs of the proposed septic, Mr. Schultz pointing out that they were 100' from property lines.

Mr. Schultz stated that he has seen the proposed plans for the house and it will be a nice addition to the neighborhood.

The Board agreed to have the plans sent out to the referral agencies for their comments, reminding Mr. Schultz that if the owner wants to build the 5000 sq. ft. building then they will have to go to the Zoning Board of Appeals to request relief from the Zoning requirements and if the relief is not granted they will then have to change the size of the barn to meet the Zoning requirements.

Mike Reinschmidt pointed out to Mr. Schultz that part one of the SEQR has the wrong acreage listed on it.

Hill Property Subdivision Two Lots 5701 Ridge Road West
Kris Schultz presented to the Board conceptual plans for this application and asked for their permission to send the plans out to the referral agencies.

The plans show two lots, right in front of Twin Hills Golf Course, proposed lot one is .872 and proposed lot two is .849. Mr. Schultz reviewed with the Board that there will be a shared driveway from the road and to the south line of the right of way that will service both lots. He explained because of the grading of these lots the driveway will have a "dog leg" in it. This will prevent cars from sliding in to the road if the driveway is slippery.

Chairman Ferguson asked if there would be deed restrictions as to the shared maintenance of the shared portion of the driveway. Mr. Schultz stated there would be.

Chairman Ferguson stated that the proposed water service will have to be corrected, the water service in right of way is always perpendicular from the road.

Chairman Ferguson questioned the storm pipe proposed on the plans going down the common property line; will there be a maintenance agreement for this also? Mr. Schultz stated yes.

Steve Aprilano asked about the proposed drainage to the road. Mr. Schultz reviewed the drainage with the Board.

Mr. Aprilano asked if the trees shown on the plans were existing or proposed. Mr. Schultz stated that they were existing.

Mr. Barton requested that Mr. Schultz "clean up" the plans so that the front setbacks can be read, now there is too much information in too small of space and is hard to read the information on the plan.

The Board requested that Mr. Schultz correct the typographical error in the rear set back shown on the plans, the plans show 75 feet set back it should read 25 feet set back.

The Board agreed to have the plans sent out to the referral agencies for their comments, with the requested changes.

MISCELLANEOUS

1671 Manitou Road & 4664 Ridge Road West Fill Permit Extension
Chad Lissow was present and asked the Board for a six to twelve month extension to the present fill permit for these properties.

Mr. Lissow stated that there has been no filling on site for some time, that his Father's partner has stock piled some top soil on the site but that will be removed, that the SWPP reports are up to date and the property is in compliance.

Mr. Barton Stated that he recently visited the site and it looks good. He reviewed with the Board the status of the site.

1671 Manitou Road & 4664 Ridge Road West Continued:

Bob Pelkey made a motion to grant a six month extension to the original fill permit with all the original conditions still in place, the motion was seconded by Mike Reinschmidt. Motion carried unanimously 4-0 (Mark Acker absent).

A discussion was held on the fact that the last map to be submitted to the Board for this site was August 2008 and an elevation plan has not been submitted since. The Board explained to Mr. Lissow that before the six month extension is up they will require that an updated plan be submitted to the Town showing the current elevations of the properties. Mr. Lissow state he would get that submitted.

A motion was made by Steve Aprilano and seconded by Mike Reinschmidt to approve the November 7, 2013 meeting minutes as presented. Motion carried unanimously 3-0 (Bob Pelkey absent from 11/7/13 meeting and Mark Acker absent from tonight's meeting).

Jack Barton reviewed with Board his recent site visit to the Braemar County Club and drainage work that has been done at the site.

A discussion was held on the "storage area" for cars on the north side of Ridge Road that Doan is currently using. Mr. Barton stated that the special permit was extended by the Zoning Board of Appeals. The Board was concerned as they believe that there approval was based on the fact that when the construction of the new building was complete on the south side of Ridge Road, the cars would be moved back to the south side and this area to be top soiled and seeded and that no cars would be stored there.

A discussion was held on Walnut Grove application.

Chairman Ferguson reminded the Board that after the next meeting the Board would be having their annual Holiday party.

There being no further business, a motion was made by Bob Pelkey and seconded by Steve Aprilano to end the meeting at 7:40 pm. Motion carried unanimously 4-0 (Mark Acker absent).

Respectfully submitted,

Maureen L. Werner,
Recording Secretary