

PARMA PLANNING BOARD
April 3, 2008

Members Present:

Chairman
Executive Secretary

Ed Fuierer
Jack Barton
Rick Holden
Tod Ferguson
Bob Pelkey

Members Absent:

Tim Harner

Public Present: Daryl Carmichael, Bernie Schmieder, Gary Sharge, Shari Studley, Gary Comardo, Kevin Brongo, Charlie Lissow and John Scirrabba.

Meeting started: 7:03 p.m.

PUBLIC HEARINGS

Walnut Grove Subdivision 4 Lots 199 Webster Road

Bernie Schmieder presented to the Board the plans for this application.

Chairman Ed Fuierer read the legal notice for this application.

Chairman Ed Fuierer read the following correspondence from the following referral agencies:

1. Town Engineer: 02/22/2008
2. Spencerport Fire Department: 01/31/2008
3. Mo. Co. Department of Planning & Planning: 03/17 & 03/28/2008

Chairman Ed Fuierer opened the Public Hearing.

PUBLIC COMMENTS:

None

Chairman Ed Fuierer closed the public hearing.

CONSERVATION BOARD:

The Conservation Board recommended a negative declaration for this subdivision on February 19, 2008.

BOARD COMMENTS:

Jack Barton asked if Mr. Schmieder would put on the septic systems for the neighboring properties to the north and south. Mr. Schmieder stated that he would go to the Health Department to see if they have the maps for those systems.

Tod Ferguson questioned the future expansion area for lot one as it was close to the lot line, he

Walnut Grove Subdivision Continued:

wondered if it meet regulations. Mr. Schmieder stated that the expansion area can be within 10 feet of the line and was reconfigured to this design per the Health Departments comments.

After a review of the application, **A motion was made by Tod Ferguson and seconded by Bob Pelkey to recognize this application as a unlisted action under SEQR, to accept the negative declaration, and to grant preliminary approval for this application. Motion carried unanimously 4-0 (Tim Harner absent).**

MISCELLANEOUS1617 Manitou Road & 4664 Ridge Road WestFill Permit renewal

Charlie Lissow requested that an extension be granted for the existing fill permit for these properties. Mr. Lissow stated that they really hadn't done a lot of filling over the winter, 35-40 loads. He would like to keep the permit open for clean dirt for "shallow fills". Mr. Lissow reported that he felt the erosion control on site was working good.

Jack Barton stated that he had done a site visit this afternoon and there are more check dams on site then were called for in the plans and that the runoff from the site is quite clean.

Mr. Barton did ask Mr. Lissow about the revised topo map that the Town had requested, the Town still has not received it. Mr. Lissow stated that it has been done and he would make sure Mr. Barton received a copy of it.

A motion was made by Rick Holden and seconded by Bob Pelkey to grant a 6 month renewal to the existing fill permit with all the original conditions still in effect. Motion carried unanimously 4-0 (Tim Harner absent).

610 & 620 Parma Center RoadFill Permit

Gary Sharp, owner of both properties asked the Board for a fill permit for filling as shown on the plans he presented to the Board. The map showed where he is proposing to put a pond and 3 proposed swales.

Mr. Sharp explained that the proposed pond is actually a natural pond, low spot in property, but he would like to deepen it to keep the mosquitoes down. He will then use the swales to direct the water to the pond. He is looking to relieve the standing water with the proposed swales. The fill from the swales and pond he is planning to use for decorative mounds around the property line, these will match the ones in front of his existing home.

Chairman Ed Fuierer stated that the spot that Mr. Sharp is proposing to build the pond on would be the site of the septic system if a home was to be built on this property. Mr. Sharp stated he has no plans to build a home on this property and that this property already has site plan approval. After reviewing the plans with Mr. Sharp, the Board brought to Mr. Sharp's attention that in the future if he wants to build on this property he will have to come back to the Board for

610 & 620 Parma Center Road Continued:

approval. Mr. Sharp stated that he understood.

Mr. Ferguson questioned the placement of the mounds adjacent to the Road and if they were located in the Highway Reservation. Mr. Ferguson wanted Mr. Sharp to make sure that he does not place these mounds within the Highway Reservation. Mr. Sharp stated that he would make sure. A small discussion was held on how he would measure to get the edge of the Highway Reservation from the center of the Road.

A motion was made by Rick Holden and seconded by Bob Pelkey to grant a 90 day fill permit for this application, per the plans submitted to the Board at tonight's meeting. Motion carried unanimously 4-0 (Tim Harner absent).

5017 Ridge Road

John Scirabba asked the Board if he could address the Board, he realized that this application is not on the agenda but he is looking for direction from the Board on which way to go with this application. The Board agreed to hear him.

Mr. Scirabba stated that at this time the owners have no tenants for this building, that they are proposing the restaurant to make the building more marketable. For this revised building size the Town requirements specify that 51 parking spaces will be needed.

Mr. Scirabba showed the Board two different plans that he had drawn up for this site. The first plans showed 51 spots and that was accomplished by taking 14 spots away from the neighboring business and having no cross access easement. Mr. Scirabba felt this was not a viable plan.

The second plan showed 50 parking spots with a cross access easement with the neighbor, with a sidewalk along the back of the proposed building, the building being set back from the road 100 feet, which gives them more room for the leach field. Mr. Scirabba stated that they are trying to oversize the septic system for potential tenants. That the perc tests have been done and they will be designing a modified raised system.

Rick Holden stated that he liked the second plan better. Tod Ferguson stated he also likes the second plan better with the loading dock layout and room for snow storage.

Discussion as to what the cross access easement should include.

The Board conceptually agrees with the plans and request that Mr. Scirabba put the necessary detail sheets are on the plans before they are sent out to the referral agencies for the comments and concerns.

A motion was made by Bob Pelkey and seconded by Tod Ferguson to approve the minutes of the March 17, 2008 meeting as presented. Motion carried 3-0 (Rick Holden absent from 3/17/2008 meeting and Tim Harner absent from tonight's meeting).

PLANNING BOARD
Miscellaneous Continued:

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Jack Barton passed out three ring binders for the Board to keep “handouts” in. The SEQR cookbook handout was already in the Binder.

A review of SEQR determinations and determinations of types was held.

There being no further business **a motion was made by Tod Ferguson and seconded by Rick Holden to end the meeting at 7:52 p.m. Motion carried unanimously 4-0 (Tim Harner absent).**

Respectfully submitted:

Maureen L. Werner
Recording Secretary