

TOWN OF PARMA  
PLANNING BOARD  
JULY 3, 2008

Members present:

Chairman	Ed Fuierer
Executive Secretary	Jack Barton
	Rick Holden
	Bob Pelkey

Members absent:

Tod Ferguson  
Tim Harner

Public Present: Carl Coapman, Randy Bebout (FRA Engineering), W.V. Wolfrom, James Wallace, Don Carpenter (Carpenter Consulting Group), Adam Freeman (Land Tech), Kris E. Schultz (Schultz Associates), Charles Perotti and Jack Neubaugher.

Meeting started at 7:05 p.m.

**PUBLIC HEARING**

Hess Express Commercial Site Plan 5028, 5030 & 5034 Ridge Road West  
Chairman Ed Fuierer read the legal notice.

Carl Coapman, Randy Bebout and W.V. Wolfrom presented to the Board revised plans for this commercial site plan.

Mr. Coapman reviewed with the Board why this plan was back before the Board, the NYSDOT would not allow the drainage to run into their roadside ditch.

Chairman Ed Fuierer read a letter from the Town Engineer dated 6/11/2008.

Mr. Bebout reviewed with the Board the changes that have been made to the proposed drainage for the site. He stated that they will be decreasing the runoff from the site with this proposed site plan. The drainage will have a pond with a catch basin which will then pipe the water along the west property line and sheet flow to an existing depression and filter out to the roadside ditch by an undefined swale.

Chairman Ed Fuierer opened the public hearing.

Jack Neubaugher stated that he lives north of this site and that he has had drainage issued for the

Hess Express continued:

past 20 years. Has there been any test holes dug on this site to see what type of soil is on the site, it is all clay and shale. Not much water is absorbed by the soil and the water then ends up on his property.

Mr. Bebout stated that they did perc test for the septic and a deep hole test so they are aware of the soils on the site. Mr. Bebout stated that they are following the existing drainage pattern but are reducing the amount of water discharged from the site.

Chairman Ed Fuieler asked if the Town Highway Superintendent had looked at this drainage situation in the past. Jack Barton stated that the Town had cut a swale to the north.

Mr. Neubaugher stated that the swale was on the property just to the north of his. Before the swale was put in the water would wash out his yard .

Rich Holden asked if Mr. Neubaugher thought that by reducing the flow by 50% would help his situation. Mr. Neubaugher stated that they were only addressing half the problem.

Bob Pelkey asked when was the last time his yard was flooded out. Mr. Neubaugher stated that today his yard would have been flooded out if it wasn't for the swale.

A lengthy discussion was held on the drainage situation on Mr. Neubaugher's property.

Mr. Holden asked if there was a drainage easement to the Town along the back of Mr. Neubaugher's property. Mr. Neubaugher stated that he did not believe there was one but he would be glad to give the Town an easement if it took care of the water problem.

A discussion was held on what the DOT told the engineer why they would not agree to the first proposed drainage plan.

Mr. Neubaugher stated that he noticed on the site plans that there is snow storage area when this snow melt all that water will run to his property. A discussion was held on this.

Mr. Bebout stated that they will not be increasing the amount of pavement on the property, there is an equal swap with the green space.

Chairman Ed Fuieler closed the public hearing.

Jack Barton stated that he spoke with the Town Attorney regarding the maintenance agreement and the attorney recommended that the Board not grant Final Approval until the maintenance agreement has been signed and handed to the Town.

A discussion was held regarding the signing of the maintenance agreement and the signing of the lease.

Hess Express continued:

**A motion was made by Bob Pelkey and seconded by Rick Harner to adjourn the application for this site plan until a copy of the signed maintenance agreement and a copy of the signed lease has been filed with the Town. Motion carried unanimously 3-0. (Tod Ferguson and Tim Harner absent).**

Mr. Coapman stated that the maintenance agreement and lease should be signed by the next meeting and asked to be placed on the agenda for the next meeting.

Sandalwood Subdivision                      Section 1 7 Lots                      Edward Lane & Loretta  
Drive

Chairman Ed Fuierer read the legal notice.

Kris Schultz presented to the Board revised plans for this subdivision.

Mr. Schultz stated that Final Approval was granted for this application in 2005 but the owner has held off building but would like to start this fall.

Mr. Schultz stated that nothing has really changed on the plans. But because of the delay in starting he will need to re-circulate the plans through the referral agencies for their review. And the owner will need to submit a new letter of credit to the Town Board for approval. Mr. Schultz reviewed the plans with the Board.

Chairman Ed Fuierer asked if there were and changes in the storm water design.

Mr. Schultz stated that a Phase Two pond is located in section one of the plans. Mr. Schultz stated that there is nothing new in the Phase Three storm water plans but he will get the Town Engineer up to date with the plans.

Mr. Schultz stated that the proposed pond is oversized and will be able to take care of the down stream drainage issues and then reviewed the drainage with the Board.

A discussion was held on the soil under the proposed pond. Mr. Schultz stated that perc holes and deep holes test were done and there will be no problem with digging the pond.

**A motion was made by Bob Pelkey and seconded by Rick Holden to adjourn this application until the 1<sup>st</sup> meeting in August to give the engineer time to circulate the plans to the referral agencies for the review. Motion carried unanimously 3-0 (Tod Ferguson and Tim Harner absent).**

#### CONTINUING BUSINESS

30 Lighthouse Road

Site Plan

Adam Freeman presented to the Board plans for this site plan.

30 Lighthouse continued:

Mr. Freeman stated that they have received the necessary permits from the DEC.

The following signatures were on the plans:

Monroe County Water Authority:	6/25/2008
Monroe County Health Department:	6/26/2008
Town Engineer:	6/30/2008

Chairman Ed Fuierer read a letter from the Town Engineer dated 6/27/2008.

Mr. Barton stated that when he spoke with John Scirabba at Land Tech he requested that verification of the core sample that he took from the road be sent to him, he still has not received it. Mr. Freeman stated that he was unaware that it had not been supplied.

The Board stated that they would like to see the verification.

Mr. Barton stated that bump outs are usually required when the driveway gets close to 400 feet long.

A discussion was held on the comments from the Fire Marshal and what requirements the Board would like on the driveway/road.

After the discussion on the road a **motion was made by Rick Holden and seconded by Bob Pelkey to grant a final approval with the following being added to the plans, bump outs on the road and a note on the plans that the road is to be maintained year round so that emergency vehicles have two ways in and the proof be supplied to the Town Building Department as to the finding of the core sample taken from the road. Motion carried unanimously 3-0 (Tod Ferguson and Tim Harner absent).**

<u>Country Village Estates</u>	<u>Section 5B</u>	<u>8 Lots</u>	<u>Revised Plans</u>
Donald Carpenter presented to the Board revised plans for this application.			

The new plans show the lots being reconfigured and a 20 foot strip of land for access to the back lands.

Mr. Carpenter stated that he has spoken with the owner and he seemed agreeable to a conservation easement over the back lands, as he has no plans to develop that land.

Mr. Carpenter also spoke with the owner about combining the front pond lot with one of the adjoining lots. If it needs to be done, he would like to merge it with the lot to the east. Nothing is shown on the plans, as Mr. Carpenter explained the owner is waiting for direction from the Board as to what they would like.

County Village Estates continued:

Jack Barton asked how many proposed lots will be on the cul-de-sac? Mr. Carpenter stated that they are 25 lot with the pond lot. Not counting the pond lot 24.

A discussion was held on the back property and the chance that the owner would give the Town a conservation easement and that fact that the Open Space Committee should take a look at the plans.

The Board stated that they consider these plans a good option based on the developer offering the back 15.27 acres to the Town for a conservation easement and told the engineer that it was okay for him to send the plans out to the referral agencies for their review and comments.

Lighthouse Hill Subdivision 11 Lots 188 Curtis Road

Don Carpenter presented to the Board revised plans for this site.

Mr. Carpenter stated that he has been talking with builders about the plans and if they were willing to purchase some of the lots. They stated that they did not like the shared driveways and flag lots. So he has removed these from the plans. He showed where he has left access points to the larger parcel so that in the future he can subdivided the property if he would like. He then pointed out where his daughters would be able to build their home if they like. He stated that the neighbor to the north would like to purchase a small strip of land from him.

Mr. Carpenter reviewed the plans with the Board. He reviewed the drainage, as proposed, he is working on the phase III calculations, he needs to add bump outs to the driveway, still looking to have part of lot 1 to be farmed after he home is built and he may make the roadside lots a little larger by adding some property to the backs of each.

Chairman Ed Fuierer asked if Mr. Carpenter is proposing a pond on each lot. Mr. Carpenter stated that he was.

A discussion was held as to which Town Engineer the plans should be sent to. Mr. Barton stated he would look into this and let the engineer know.

The proposed drainage of the site was reviewed.

MISCELLANEOUS

710 Peck Road Fill

Permit

Charles Peretti stated that he is asking the Board for a fill permit for his property. Mr. Peretti showed the Board plans of what he would like to fill, the area is approximately 100 feet from the home. Mr. Peretti stated that he would like to level off his property and showed pictures of the property to the Board.

Rick Holden asked if he would be changing the drainage pattern. Mr. Peretti stated that he is

710 Peck Road continued:

moving it away, pushing it towards Black Creek and the water should stay in his yard with the gradual slope.

Rick Holden asked how many more loads will be needed? Mr. Peretti stated about 30 or 40.

A discussion was held on how many loads.

Rick Holden asked how from his property line will the filling be? Mr. Peretti stated 40 to 60 feet to the edge of the creek.

Mr. Holden asked if Mr. Peretti has silt control in place. Mr. Peretti stated that he has the silt control but needs to put it up. Mr. Holden stated that it needed to stay in place until grass has grown on the filled areas.

**A motion was made by Rick Holden and seconded by Bob Pelkey to grant a 90 day fill permit for this application with the restrictions that silt control has to be put in place before any more filling is done and kept in place until vegetation has grown on the filled area and that no recyclable materials are used for the fill material. Motion carried unanimously 3-0 (Tod Ferguson and Tim Harner absent).**

\*\*\*\*\*

**A motion was made by Bob Pelkey and seconded by Rick Holden to approve the minutes of the June 16, 2008 meeting as presented. Motion carried unanimously 3-0 (Tod Ferguson and Tim Harner absent).**

There being no further business **a motion was made by Rick Holden and seconded by Bob Pelkey to end the meeting at 8:43 pm. Motion carried unanimously 3-0 (Tod Ferguson and Tim Harner absent).**

Respectively submitted,

Maureen L. Werner  
Recording Secretary