

**TOWN OF PARMA PLANNING BOARD
DECEMBER 18, 2006**

Members Present:

Chairman
Executive Secretary

Ed Fuierer
Jack Barton
Bob Pelkey
Rick Holden
Tod Ferguson

Tim Harner

Public present: Bill VanAlst, Michael Crawford, Carlo Callea, Jeff Mullen (HFD) and Stan Mesh (NGFD)

Meeting started: 7:06 pm

PUBLIC HEARING

Mercy Flight Subdivision

Manitou Road

Chairman Ed Fuierer read the legal notice.

Carlo Callea presented revised plans to the Board for their review and consideration for Preliminary Approval.

The following referral agency's comments were read:

1. Larsens Engineering, dated 11/28/2006 (along with a copy of the reply from McMahan LaRue dated 11/29/2006)
2. Monroe County Department of Planning and Development, dated 10/3/2006

A discussion followed on each comment.

Board Comments:

Tim Harner asked why was the lot designed as one lot if they originally had wanted three lots.

Mr. Callea stated that it was an oversight on the original plans, that the lots were non-conforming and they needed to go to the Zoning Board of Appeals to apply for variances.

Bill VanAlst stated that he had asked for the grading plan. Mr. Callea stated that the grading is already done and will be left as shown on these plans. Mr. VanAlst stated that he had a problem with what looks to be a "large hole" on Lot 37B. Mr. Callea stated that he believes Mr. VanAlst is thinking of the previous grading and that there is a natural swale along these lots which they will be leaving.

Mr. VanAlst also stated that he has concerns with these homes being located only 10 feet from the set back, basically there will be no back yard, there will be a need to maintain the swale and there will not be

a lot of room to do that. Mr. Callea stated that the "footprint" shown on the plans is for the maximum house and also agrees with Mr. VanAlst he doesn't want to have the homeowner's back door in the swale. Mr. VanAlst stated that this could be a potential problem and the Board might want to have the engineer specify in the plans that the home be at least 20 to 30 feet from property line.

After reviewing the plans, **a motion was made by Tim Harner and seconded by Bob Pelkey to grant Final Approval for this application. Motion carried unanimously 5-0.**

Kris Schultz stated that he was working with the Town to set up standards for “senior developments” in the Town and asked if any of the Board members would be interested in being involved in the development of the proposed Zoning Amendments for “senior developments”. Bob Pelkey stated that he would like to be involved.

MISCELLANEOUS

Proposed Changes to Site Plan Requirements:

Jeff Mullen representing the Hilton Fire Department and Stan Mesh representing the North Greece Fire Department were at the meeting to discuss with the Board the best way to protect homes that are built more than 750 feet from the road or the nearest hydrant.

After a lengthy discussion and several options being reviewed for fire protection options and driveway construction it was decided that Jeff Mullen would draft the recommendations to include the NFPA outlines and then forward them to Bill VanAlst for his review and approval and then the Board will review the document before being sent on to the Town Board.

The following correspondence were read by the Chairman:

1. An Christmas letter from Larsen Engineering.

A motion was made by Tod Ferguson and seconded by Rick Holden to accept the minutes of the November 2, 2006 meeting as presented. Motion carried unanimously 3-0 (Ed Fuerier and Tim Harner absent).

A motion was made by Rick Holden and seconded by Tim Harner to accept the minutes of the December 7, 2006 meeting as presented. Motion carried unanimously 5-0.

There being no further business, **a motion was made by Bob Pelkey and seconded by Tod Ferguson to end the meeting at 9:03 pm. Motion carried unanimously 5-0.**

Respectfully submitted,

Maureen L. Werner
Recording Secretary