

TOWN OF PARMA PLANNING BOARD
FEBRUARY 2, 2006

Members Present:

Chairman Ed Fuierer
Executive Secretary Jack Barton
Rick Holden
Tod Ferguson
Tim Harner

Public present: Steve Bauman, Cam Mills, Dave Weisemredetz (Costich Engineering), Adam Freeman (Land Tech), Rich Maier (Maier Land Surveying), Kevin Deal, Michael White (CB) and Mark Greenwell

Meeting started: 7:00 p.m.

PUBLIC HEARINGS

170 North Avenue

One Lot

Chairman Ed Fuierer read the Legal Notice.

The following correspondences were read by Chairman Ed Fuierer:

1. Monroe County Department of Planning and Development letter dated December 30, 2005.
2. Larsen Engineer's letter dated February 2, 2006.
3. Hilton Fire Department letter dated January 2, 2006.

Dave Weisemredetz reviewed the plans with the Board. Mr. Weisemredetz stated that the site will be serviced by public water and a modified raised fill septic system. Mr. Weisemredetz then stated that they are proposing a pond on site and the dirt from the pond will be used for fill around the proposed home and that he has changed the radius of the driveway per the Fire Departments request and has shown the Fire Department the new plans.

Chairman Ed Fuierer opened the Public Hearing.

Public Comments: None

Board Comments: None

Conservation Board Comments: Recommends a negative declaration

Chairman Ed Fuierer closed the Public Hearing.

Tod Ferguson made a motion stating that based on the advisement of the Conservation Board the Planning Board has determined this application to be an unlisted action under

170 North Avenue Continued:

SEQR, that the Planning Board grant this application a Negative Declaration and to grant Preliminary Approval of the site plan. Motion was seconded by Tim Harner. Motion carried unanimously 4-0.

CONTINUING BUSINESS

440 Moul Road

One Lot

Adam Freeman presented to the Board plans for this site for final approval.

The following signatures were on the plans:

- 1. Town Engineer: December 30, 2005
- 2. Monroe County Health Department: January 6, 2006
- 3. Monroe County DOT: January 25, 2006

After reviewing the plans, **a motion was made by Rick Holden and seconded by Tim Harner to grant Final Approval for this application. Motion carried unanimously 4-0.**

450 Moul Road

One Lot

Adam Freeman presented to the Board plans for this site for final approval.

The following signatures were on the plans:

- 1. Town Engineer: December 30, 2005
- 2. Monroe County Health Department: January 6, 2006
- 3. Monroe County DOT: January 25, 2006

After reviewing the plans, **a motion was made by Tim Harner and seconded by Tod Ferguson to grant Final Approval for this application. Motion carried unanimously 4-0.**

MISCELLANEOUS

4621 Ridge Road West

Commercial Site Plan

Adam Freeman reviewed with the Board a letter from Land Tech dated January 25, 2006, which informed the Board of the status of Land Tech's progress on this application.

Mr. Freeman stated that no fill has been brought on site since the Stop Work Order was issued.

Mr. Freeman stated that there is a possibility of a Wetland being on this site and that Land Tech is in the process of getting the Wetland delineated.

Mr. Freeman then stated that Land Tech is working on the drainage of this site and is in the process of preparing a site plan for this site and that they are planning on addressing Larsen's and DRC's comments from when site plans were submitted to those referral agencies by the previous Land Surveyor.

141 and 143 Pease Road Continued:

tax account number 72.04-2-4 and that property to be 100' x 250'.

Mr. Barton stated that by merging the two properties into one the Board would be eliminating one non-conforming lot.

A motion was made by Rick Holden and seconded by Tim Harner to approve of the merger of tax account number 72.04-2-3.2(141 Pease Road) and 72.04-2-4 (143 Pease Road) into one parcel. Motion carried unanimously 4-0.

Winder Site Plan412 Peck Road

Steve Bauman, contract vendee for this site, presented to the Board plans for this property that were approved by the Planning Board on 5/5/05. Mr. Bauman stated that he is in a position to get fill at this time but is not yet ready to get the building permit for the site (he is not yet the owner of the property, they should be closing on the property next week) and is asking the Board to grant him a 90 day fill permit to fill per the plans that were approved by the Board.

Mr. Bauman stated that he would like to start building up the driveway now with the fill.

Mr. Holden asked if there was any clearing/cleaning of the property that had to be done. Mr. Bauman stated that the only clearing/cleaning of the property would be just scrub - junk.

Mr. Barton asked that if the Board approves the request, that it be contingent upon Mr. Bauman showing proof of ownership of the property prior to the issuance of the fill permit.

After a short discussion, a motion was made by Tim Harner and seconded by Tod Ferguson to grant a 90 day fill permit for the property conditioned upon Mr. Bauman presenting proof to the building department that he is the owner of the property. Motion carried unanimously 4-0.

Brian Lemcke Subdivision1368 Hilton Parma Corners Road

Jack Barton stated that Timothy Bostley has submitted a letter requesting that the Planning Board update their approval for this site plan. Mr. Barton stated that this request is for lot one. Lot two has already been built on. Mr. Barton then passed out a copy of the approved plans; the Planning Board had given this site plan final approval on 3/6/1986. The Board reviewed the plans.

The plans show the proposed home being serviced by public water and a modified raised septic system. Mr. Barton stated that the Monroe County Health Department will have to review the proposed septic system to give their updated approval.

After reviewing the plans, a motion was made by Tod Ferguson and seconded by Tim Harner to update approval for this site plan, originally given Final Approval on 3/6/1986. Motion carried unanimously 4-0.

Tod Ferguson made a motion to accept the January 16, 2006, minutes as presented. Rick Holden seconded the motion. Motion carried unanimously 4-0.

Rick Holden passed out an article from The Post Standard entitled "JUDGE ORDERS STORES TO CLOSE", dated February 1, 2006. A discussion followed on the article.

Jack Barton passed out a copy of a letter that he received from Larsen Engineers, dated February 2, 2006, regarding the Hilton Fire Departments review comments. A discussion was held on the letter, the comments and what the Board would like as standards for driveways in the Town.

Rick Holden stated that he would like to pursue a better relationship with the Fire Department by getting involved with the Fire Department to see what they are looking for and bringing it back to the Board so that they could make informed decisions on the requirements. The Board agreed with this.

There being no further business, **a motion was made by Tim Harner and seconded by Tod Ferguson to end the meeting at 7:59 pm. Motion carried unanimously 4-0.**

Respectfully submitted,

Maureen L. Werner
Recording Secretary