

TOWN OF PARMA PLANNING BOARD

JUNE 1, 2006

Members Present:

Chairman

Ed Fuierer

Executive Secretary

Jack Barton

Rick Holden

Tim Harner

Bob Pelkey

Member Absent:

Tod Ferguson

Public present:

Kris Schultz (Schultz Associates), Jim Smith (TB), John Girolamo, Roger Koss, Lori Koss, Clara Griffin, Daniel C. Smith, Jim Jonas, Marilyn DeMeyer and Richard DeMeyer

Meeting started: 7:02 pm

PUBLIC HEARINGS

Foster Subdivision

5 Lots

515/525 Bennett Road

Chairman Ed Fuierer read the legal notice.

Kris Schultz 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 5/9/2006
2. Monroe County Department of Planning and Development, dated 1/9/2006
3. Hilton Fire Department, dated 4/13/2006

Mr. Schultz reviewed with the Board the changes that they have made to the plans since the last set of plans were presented to the Board. Some of these changes were the configuration of the lots and the mapping of the wetlands.

A discussion was held with Mr. Schultz as to the options for the water supply for this subdivision. Mr. Schultz acknowledged that there is an issue with the water supply now and that he is working on plans to make sure the new homes would not impact the existing homes.

Chairman Ed Fuierer open the public hearing.

Public Comments:

Roger Koss - 500 Bennett Road

Read a letter to the Board, dated May 30, 2006, that he and his wife wrote to the Planning Board.

Mr. Schultz stated that in regards to the site distances they have shown on the plans the existing pine trees and pointed out which 3 pine trees the County wants taken down to improve the sight distances.

Mr. Koss stated that he was concerned if a developer purchased the property that they would take

Foster Subdivision Continued:

down the rest of the trees. Mr. Schultz stated that every developer knows that a lot with trees on it is worth more than a lot without trees and the seller can put in the Deed restrictions stating that the trees can not be cut down. Mr. Schultz then reviewed the vegetation of the site with the Board and audience.

A discussion was held on what it would take for a water main to be brought down to this site. Mr. Koss stated that based on the estimates for the neighbors "chipping" to help pay for the water main being brought down to the area it would be a big NO. A discussion was held on this and Monroe County Water Authority closing of the loop into the Village from Wilder Road.

Mr. Koss stated that a point of interest to the developer/engineer, his step-father is a well driller and he drilled a well for him and he can only get 2 or 2 ½ gallons a minute and he could go deeper but then you get into the iron and salt at the deeper depths.

Mr. Schultz asked how deep the well is. Mr. Koss stated that the drilled well is about 40 feet in depth but that they don't use that well, they have a dug well in the home that was existing in the home when they moved in and it is very large in diameter

Tim Harner asked what the acceptable water level is for drilling wells. Mr. Schultz stated that he has done some research on this and has not really found any standard for acceptable water levels.

Daniel C. Smith - 447 Bennett Road

Asked if any tests had been done on the existing wells in the area.

Mr. Koss stated that the neighbors' main concern is the water supply in area and the effect of these new homes on the water supply.

Mr. Schultz asked how Mr. Koss's septic was. Mr. Koss stated that "it could use some work." Mr. Schultz stated that this subdivision brings sewers to you.

Jim Smith - North Ave.

The existing driveway cut to the north of the existing home is that the same cut you are going to use for these lots? Mr. Schultz stated that he believes that the cut has been proposed to be pushed 20 feet north of the existing site. A discussion was held on the driveway cut.

Mr. Smith asked how many houses are proposed to be using this driveway. Mr. Schultz stated one.

Mr. Smith asked where the other homes driveways will be exiting. Mr. Schultz stated that they will be exiting to the south.

Mr. Smith stated that he is concerned with the driveway cuts because if you back out of these driveways you cannot see the road.

Mr. Koss stated that the accident that occurred the other night was right in this area.

Foster Subdivision Continued:

Mr. Smith asked if the driveways will contain turnarounds. Mr. Schultz stated that they do.

Mr. Smith again expressed his concern with the driveways and the sight distances and stated that someone late for work or for high school is going to be at risk coming out of these driveways but felt that moving the north driveway cut more north will help.

Mr. Schultz stated that cutting the trees will help also. A discussion was held as to the ownership of the pine trees that the County would like removed.

Mr. Holden stated that if the County is requiring the trees to be cut down then they will have to be cut down, he really didn't like cutting down trees but if it makes it safer it is for the best as he is also concerned with the potential accidents.

Daniel Smith asked if the "finger" of property to the southwest will be land locked with this design. Mr. Schultz stated that it will not be as this property is now incorporated in lot #5. That the owners had contacted the Village to see if they would be interested in the property but they have no interest at this time.

Daniel Smith stated that he owns the property to the west and he leases the property out to farmers and is concerned that when the homes are built is he going to be cleaning up all their garbage from his property. He has had this problem before with new homes being constructed next to vacant farm land.

BOARD

Rick Holden stated that he grew up on a bad well and is sympathetic with the neighbors and doesn't understand how the proposed subdivision will be on sewers but not on water. A lengthy discussion was held on the water situation and Mr. Schultz offered to do well test on the surrounding wells to determine the effect of the proposed wells on the existing wells.

Chairman Ed Fuierer asked if Mr. Schultz had an estimate for running the water main from the intersection to this site. Mr. Schultz stated that he does not have exact figures but he is comfortable in stating that it would cost each homeowner about \$8 to \$12 Thousand dollars. A new well cost about \$1400 to \$1500 and he would run the figures if everyone was interested in getting the water main run.

Mr. Harner asked the neighbors if over the years the water levels have gotten worse or better. Clara Griffin stated that over time the pressure is not as strong but her well has never gone dry.

Roger Koss stated that Mr. Schultz can check the level of both of his wells and that if we have a dry spring the level of the wells is low in the summer and it depends on the weather pattern what the level of the wells are and has only had his well run dry once.

Mr. Schultz stated that the test that he is proposing to do will show how the new wells will effect the

Foster Subdivision Continued:

level of the existing wells.

Chairman Ed Fuierer stated that he would like to see the study done in the dry part of the summer. Mr. Schultz stated that the well needed for the test won't be drilled for another three weeks and then he can do the "draw down test" anytime after that.

Daniel Smith stated that he has a hand dug well that is 20 to 30 feet deep and 4 feet across does not replenish well and would like to have his well part of the test as well as Roger Koss's well.

Mr. Schultz stated that he would like to coordinate with the neighbors and encompass them all in the test.

Tim Harner stated he has concerns with this site plan, the concerns being: Environmental protection, flood plain, wetlands, the sight distances and the wells.

A discussion was held on what action the Town needs to take at this point. The Board stated that they would really like to see the "draw down test" on the wells to make sure that the existing wells are not effected by the proposed wells. Mr. Schultz stated that they really need something from the Town before his clients will go ahead and do the "draw down test" because they want to make sure that are not just throwing money out the window. Mr. Schultz did say that if the well test showed that the proposed wells will impact the existing wells the application for this subdivision will be withdrawn. Mr. Schultz asked the Board to grant a "conditional" Preliminary Approval.

Jack Barton stated that he was not aware of a "conditional" Preliminary Approval. A discussion was held on this and Mr. Barton reviewed with the Board the time table of this application.

Mr. Schultz stated that his clients don't want to spend the money on the well test if there is a possibility of another issue coming up before the Preliminary Approval is granted.

Chairman Ed Fuierer stated that if the well tests show that the applicants can't get satisfactory water levels the application won't be able to get final approval.

Mr. Schultz stated that he will not design something that won't be right for the public.

Chairman Ed Fuierer closed the Public Hearing.

Conservation Board Comments: Recommends a negative declaration with concerns given to well water quantity and quality.

Chairman Ed Fuierer stated that he wants to see the "well drop down" test done on the water.

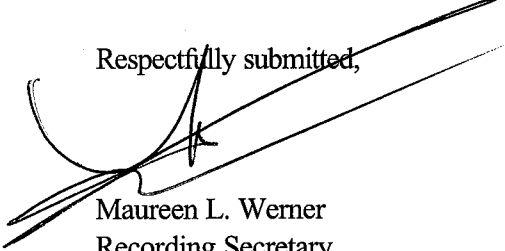
A discussion was held on the water situation and where plans stood at this time. Mr. Schultz asked

A motion was made by Tim Harner and seconded by Rick Holden to approve of the May 15, 2006 minutes as approved. Motion carried unanimously 4-0 (Tod Ferguson absent).

Chairman Ed Fuierer reviewed with the Board an article from the NY Planning Federation Planning News Winter 2006 edition entitled: Barrier to Better Development by Edward T. McMahon.

There being no further business, a motion was made by Bob Pelkey and seconded by Tim Harner to end the meeting at 8:47 pm. Motion carried unanimously 4-0 (Tod Ferguson absent).

Respectfully submitted,



Maureen L. Werner
Recording Secretary