

**TOWN OF PARMA
PLANNING BOARD
NOVEMBER 6, 2008**

Members Present:

Chairman
Acting Executive Secretary

Ed Fuierer
Bob Prince
Rich Holden
Tod Ferguson
Tim Harner
Bob Pelkey

Public Present: Gary Comardo (TB), Matthew VerHulst, Mark Harland, Kenneth Bunn, Jeff Freier and Brian Speer (THD).

Meeting started: 7:04 pm

NEW BUSINESS

444 North Avenue and 475 Curtis Road Commercial Site
Bob Prince stated that they received a call from the applicant who are in the process of buying property and asked to be placed on the next agenda.

MISCELLANEOUS

919 Parma Center Road Fill Permit
Mark Harland stated to the Board that he was unaware that he needed a fill permit and was filling his property. He has already moved the fill from the pond that was dug when the home was built. He has been filing to make a driveway to the back part of his property for personal use and will be a three season use driveway.

Rick Holden stated that he has walked the property and that the existing check dam seems to be high enough and that if the water spills over the check dam the driveway will be under water. Mr. Holden did state that the site does need erosion control.

Mr. Harland stated that he seeded what he has filled last Thursday. That he spoke with the neighbor to the east regarding the pipes that he removed and replaced. Mr. Harland stated that he has spent a lot of money for up grading the property and believes the property looks a lot better now.

Chairman Ed Fuierer asked Brian Speer, Town Highway Superintendent, if had a chance to look at this property. Mr. Speer stated that he did speak with Bill VanAlst in regards to this site and that there is an inverted pipe at the side of the check damn and it looks as if the driveway is level with the top of the weir.

Mr. Holden asked Mr. Harland if the driveway was equal to or above the check dam. Mr. Harland stated that is below the check damn. That the elevation of his barn is 335' the top of the

919 Parma Center Road Continued:

weir is 333' and the existing driveway is 329.5'.

Mr. Harland stated that a check plate was installed and the size of the pipe that he replaced the old pipe with exceeded what was in there. Mr. Harland stated that the water use to get spread out in that part of his lawn and would be soaked for weeks, now it has a place to go.

Mr. Speer stated that he was unsure if the size of pipe was going to be appropriate but he was willing to wait a year to see if it works. But he wanted Mr. Harland to understand that if it does not work Mr. Harland will have to pull that pipe out and put in a different size pipe.

Mr. Harland stated that the original pipe, which was crushed and buried in the dirt, was 8" and the pipe that he put in was 18" and that he put the new pipe in at the same grade. Mr. Harland stated that he has not changed the grade on the top of the berm and no change to the rip rap.

After reviewing the application, **a motion was made by Tod Ferguson to grant a 90 day fill permit, with the installation of the appropriate erosion control, and with the condition that should modifications need to be made, the application will be revisited and the owner will have to install new piping if needed. (Mr. Harland agreed to this). Motion was seconded by Rick Holden. Motion carried unanimously 5-0.**

5161 Ridge Road WestFill Permit

Bob Prince passed out a copy of a letter from the applicant dated 10/28/2008, along with a map showing the proposed filling. Mr. VerHulst also stated that he was unaware that they needed a fill permit to fill on their property and already had done some filling at this site. Mr. VerHulst stated that they sell fruit and vegetable along the road at this site and they wanted to level out the area. They will be using 34 loads of fill and will be raising it up by 2 feet. Mr. VerHulst stated that they have filled on both sides of the bridge, the east side with 50 loads and the elevations really did not change and the west side with 34 loads which changed the elevations.

Chairman Ed Fuierer asked if they will be needing any more fill. Mr. VerHulst stated that they west side needs approximately 14 more loads, just to level off.

Rick Holden asked if there was erosion control in place. Mr. VerHulst stated that they have spread straw along the edges but that is it, was not sure what was required. The Board reviewed with the applicant the approved forms of erosion control.

Chairman Ed Fuierer asked if they were going to get the fill seeded before the weather changed. Mr. VerHulst stated that they had planned on that.

A motion was made by Rick Holden to grant a 90 day fill permit, with the installation of the appropriate erosion control. Motion was seconded by Bob Pelkey. Motion carried unanimously 5-0.

5127 Ridge Road WestFill Permit

Mr. VerHulst stated that the property that he owns to the east is approximately 60' x 600' to the

Douglas B. Hill Re-subdivision Continued:

The Board explained to Mr. Freier what issues could arise if he builds the barn before the home and what he will need to do to clear them up before any construction can begin.

Mr. Freier explained that he is not planning to start construction until the spring but he has a chance to get fill now, so he would like to start putting in the driveway base.

Bob Pelkey asked if Mr. Freier what were his plans for access to this site for the fill trucks. Mr. Freier stated that he will have men stationed at the road and he will be placing the street address at the road side so that the trucks do not "overshoot" the driveway and have to back up.

A motion was made by Tod Ferguson and seconded by Tim Harner to grant permission to move the home back 60 feet from the road and for a 90 day fill permit for filling of the driveway and to the grades shown on the plans. Motion carried unanimously 5-0.

Foltasz Subdivision

177 Trimmer Road

Kenneth Bunn stated that he was going to finish the grading of the site as per the site plan which were never finished when home was built and is looking to put in another driveway to the south.

Rick Holden asked which way the water/drainage of this site runs. Mr. Bunn stated it just sits there.

Mr. Bunn stated he would like to fill within 15 feet of the lot line and taper it to that spot.

Mr. Holden asked if this will effect the neighbors? Mr. Bunn stated no, there was a road to the south and a stone fence that runs along his south and west property line.

Mr. Holden asked how close were the neighboring homes. Mr. Bunn stated that there was only a house to the north.

Bob Pelkey asked if Mr. Bunn was going to be doing the work himself. Mr. Bunn stated Bob Crowley would be doing the work.

Chairman Ed Fuierer asked Highway Superintendent Brian Speer if he had any concerns. Mr. Speer stated that he has inspected the site and felt that by doing the proposed filling it would not effect anything.

Mr. Holden asked when Mr. Bunn was going to start. Mr. Bunn stated immediately.

After reviewing the plans, **a motion was made by Bob Pelkey and seconded by Rick Holden to grant a 90 day fill permit for this application. Motion carried unanimously 5-0.**

CONTINUING BUSINESS4621 Ridge Road West

Commercial Site Plan

Chairman Ed Fuierer stated that he received a call from Ed Martin of Land Tech Surveying and Planning regarding this application earlier today. Mr. Martin stated that due to conflicts no one

4621 Ridge Road West Continued:

from their office would be at the meeting tonight, that nothing has changed on the plans from when they originally showed them to the Board and that the original conceptual approval was over 90 days and that they were looking for a new conceptual approval for this application.

The Board discussed the drainage of this site and the surrounding area.

Rick Holden asked if the parking would meet the Zoning requirements. A discussion on the parking was held.

Tod Ferguson stated that he would like to see the locations of the neighboring homes placed on the plans for the Board.

A discussion was held on screening between commercial and residential property and the application of this issue to this site.

A discussion was held on the Zoning of this property.

After a small discussion the Board agreed that they would like the neighboring existing buildings/dwellings shown on the plans along with existing elevations.

Mr. Speer stated that he would like to see improvements done to the property at the southeast to keep the drainage flowing on the site and in the area.

After closely reviewing the plans, **the Board agreed conceptually with the plans and agreed to have them sent out to the referral agencies for the review and comments.**

A discussion was held on the fill permit that was granted at the October 2, 2008 meeting to Fairfield estates. **A motion was made by Tod Ferguson and Bob Pelkey to modify the motion by adding the following: to grant a six (6) month extension to the fill permit for phase I and phase II of this site. Motion carried unanimously 5-0.**

1. A discussion was held on the training seminar that was being held on the 14th in Mt. Morris.
2. Rick Holden gave a quick update on the open space committee.

A motion was made by Bob Pelkey and seconded by Tim Harner to approve of the minutes from the October 20, 2008 meeting as presented. Motion carried unanimously 4-0 (Ed Fuierer absent from October 20th meeting).

There being no further business, **a motion was made by Bob Pelkey and seconded by Tod Ferguson to end the meeting at 8:13 pm. Motion carried unanimously 5-0.**

Respectively submitted,

Maureen L. Werner
Recording Secretary