

TOWN OF PARMA PLANNING BOARD
MARCH 5, 2009

Members Present:	Chairman	Ed Fuieler
	Executive Secretary	Jack Barton
		Tod Ferguson
		Bob Pelkey
		Rick Holden

Member Absent: Tim Harner

Public Present: Adam Freeman (Land Tech), Kris Schultz (Schultz Associates), Rich Maier (Maier Land Surveying) and Bob Prince.

Meeting started: 7:03 pm

CONTINUING BUSINESS

5017 Ridge Road West Commercial Site Plan
Adam Freeman presented to Board plans for this site plan and asked them for their consideration of granting Final Approval.

The following signatures were on the plan:

Monroe County Health Department: February 20, 2009
Monroe County Water Authority: February 12, 2009

Mr. Freeman explained that after he received the Town Engineer's signature on the plans, he was informed that the size of the drive isle along the east side of the building had to be increased for use as a fire lane. The Town Engineer has reviewed the revised plans and has approved of same, the Engineers just did not have the time before the meeting to make the changes and get the new mylar to him for his signature.

Rick Holden asked if the cross access agreement that the Board required for the parking lot had been obtained. Jack Barton stated that he spoke with the Town Attorney regarding this easement and they stated that they have the executed agreements in their office, Jack Barton has verified the legal description on the executed documents to the plans. The attorney has not filed the agreement yet.

The Board reviewed the revised plans.

Jack Barton explained to Mr. Freeman that the fire lane needs to be identified on the plans as such. Mr. Freeman stated that he would add that.

A small discussion was held on the fact that a note regarding the striping of the parking lot needed to be on the plans.

Chairman Ed Fuierer asked if there were enough parking spaces for the site with the cross access easement. Mr. Freeman stated there were.

Rick Holden asked what was the intention of the little island in the parking lot. Mr. Freeman stated that he had no idea. Mr. Holden stated that he believes that this would be a problem when snow plowing.

Jack Barton reviewed with the Board a letter from the Town Engineer, dated 2/6/2009, stating that he had seen the new plans and all of his concerns were addressed.

After a small discussion, **a motion was made by Rick Holden and seconded by Bob Pelkey to grant Final Approval for this application. Motion carried unanimously 4-0 (Tim Harner absent).**

30 Lighthouse Road

Site Plan

Adam Freeman explained to the Board that the home on this site was under construction and when inspected it was found that the first floor elevation was lower than approved. Because of this the plans needed to be resubmitted to the Health Department for review of the septic system. The septic has been installed and the owners have put in a pump station. The Health Department has reviewed the installed system and has approved of same.

Mr. Freeman showed the Board the Monroe County Health Department checklist for this system.

Mr. Holden asked how much lower the house was from originally approved. Mr. Freeman stated that he believes it is approximately 1 foot. Chairman Ed Fuierer stated that the basement was 2 courses short of what was originally approved.

Rick Holden asked if the drainage was effected by these changes. Mr. Freeman reviewed the existing drainage of the property and what the small modification that were made had a minor effect on the drainage.

Chairman Ed Fuierer asked Bob Prince, Building inspector, if he had been to the site to inspect it. Mr. Prince stated that he has been on site, that the temporary grading is in and there was top soil on site. Mr. Prince stated that he wanted the owners to come back before the Board because of the changes so they could review the changes.

Mr Freeman showed the Board the plans with the DEC information laid out on it and explained that the lowering of grades on the plans will not negatively effect the drainage at all.

30 Lighthouse Road continued:

After reviewing the plans the Board found the revisions acceptable on the information supplied by the Health Department, a motion was made by Tod Ferguson and seconded by Bob Pelkey to approve of the revised plans as presented at tonight's meeting. Motion carried unanimously 4-0 (Tim Harner absent).

West Creek Woods Subdivision

Lot #105

Kris Schultz stated that the owner was looking to get a C of O for the home but because he had made changes to the grading on site he was directed back to the Planning Board for their review. Mr. Schultz stated that the owner had moved the house a little and wanted to fill in an existing ditch and wanted to build a pond for fill. Mr. Schultz then passed out a copy of the drainage report for this site and stated that the drainage for the site flows from south to north and leaves the property in a couple of areas. Mr. Schultz then reviewed with the Board the report and the summary of storm events and reviewed with the Board that after the build out of this site the water leaving the site is less then before. Mr. Schultz stated that the pond acts as a sink for drainage.

Chairman Ed Fuierrer asked if the pond had been built. Mr. Schultz stated that it had been built and it was full right now, he explained that the house was constructed with "walkout" and that it is graded to the north.

The Board reviewed the drainage of the pond with Mr. Schultz to make sure that it had no negative impact on the neighboring properties.

Tod Ferguson asked if an overflow structure was needed on the pond. Mr. Schultz stated that none was needed, it sheeted out. Mr. Ferguson stated that he was comfortable with this as long as the overflow discharged out in a even and flat rate and there were no concentrated discharge points. Mr. Schultz reviewed with the Board how they had engineered the pond to work that way.

The Board stated that they were comfortable with the changes made to the site.

CONTINUING BUSINESS

Westway Commercial Center Commercial Site Plan 5560 Ridge Road West

Kris Schultz presented to the Board a plan for a building on this site. Mr. Schultz stated that the proposed building is 170 feet from the road, that the lot is 73 feet at right angles and then went on to explain how he designed the site. Mr. Schultz explained that the soils were tight on this site and that it was tough to get a septic system on this site but he has worked with the Health Department to get a septic in. Mr. Schultz explained that the site needed a number of variances (width, side set back, site area and special use permit) and asked the Board for a referral to the Zoning Board of Appeals.

Mr. Schultz then gave a review of his agenda and how he would like to proceed with this application.

Westway Commercial continued:

Bob Pelkey asked what type of building is being proposed for this site. Mr. Schultz stated a steel constructed building. Mr. Pelkey asked if they were proposing windows on the west side of the building. Mr. Schultz stated no, just on the front and east.

Mr. Barton explained to Mr. Schultz that if the applicants were able to obtain the variances they would only be good for six months, so the plans would need to be approved within those six months.

Mr. Schultz then reviewed with the Board the proposed drainage of the site and stated that he was hoping to get approval at the next Planning Board meeting after the Zoning Board of Appeals meeting and that he was working with the neighbors to coordinate with their properties.

Chairman Ed Fuierer asked how high the proposed retain wall will be. Mr. Schultz stated not to high about 3 feet.

A discussion was held on the time frame for getting the permits for this site if the Zoning Board of Appeals approves their requests for variances and if they get Planning Board approval. Mr. Barton stated that it all needed to be done within that six month window after the issuance of variances from the Zoning Board of Appeals, if granted.

Mr. Barton explained to Mr. Schultz that the Town is now requiring maintenance agreements on ponds and that he should get an attorney working on it and the owner needs to know he will be responsible for the maintenance of the pond. The Town has a sample maintenance agreement if they would like a copy. Mr. Barton stated that the maintenance agreement requires annual inspections and inspect by a P.E. every 3 years.

Mr. Schultz stated that the existing home on the site will be removed.

Mr. Barton asked if the next set of plans will reflect the proposed parking. Mr. Schultz stated that page two of the plans reflect it now and then reviewed that with the Board.

Mr. Barton stated that a fire lane will be required. A discussion followed on the required fire lane.

The Board agreed to refer the applicant to the Zoning Board of Appeals for application of the required variances.

CONTINUING BUSINESS445 & 449 North AvenueProperty Merge

Rich Maier presented to the Board plans merging tax account #24.01-1-02 and 24.01-1-3 into one property. Tax account #24.01-1-02 is 0.815 acres and 24.01-1-3 is .579 acres and if combined the resulting lot will be 1.394 acres.

A discussion was held as to the County Health Department no longer require Highway reservation.

Both existing lots are conforming lots.

