

TOWN OF PARMA PLANNING BOARD

JULY 20, 2009

Members Present:	Chairman	Ed Fuierer Tod Ferguson Tim Harner Rick Holden Bob Pelkey
	Executive Secretary	Jack Barton

Public Present: Greg McMahon (McMahon LaRue Associates), Kip Finley (Avery Engineering), Adam Freeman (Land Tech), Jim Roose (TB), Marshall King, Charlie Lissow and Brian Speer (THS).

Meeting started: 7:11 pm

CONTINUING BUSINESS

King Hamlin-Parma Subdivision 566 Hamlin Parma Town Line Road

Kip Finley presented revised plans to the Board for final approval. Mr. Finley stated that a note had been added to the plans stating that there was a soil management plan associated with this site. Mr. Finley then reviewed with the Board a letter from the Monroe County Health Dept., dated 7/14/2009, in which they reviewed the status of their approval of this site plan.

Brian Speer stated that he has spoken with the Town Highway Superintendent from Hamlin and they have no problem with the boring under the road and connecting to the sewers in the Town of Hamlin, that they just have to work out an agreement. Mr. Speer stated that the maintenance wasn't a big issue an agreement just needed to be made.

A discussion was held as to the connection of the sewers.

Chairman Ed Fuierer asked if the Health Department was ready to sign the plans once the Towns had an agreement in place. Mr. Finley stated that they were but there needed to be resolutions from the Town Boards.

Mr. Speer asked if the details for the manhole covers were on the plans. Mr. Finley stated that they were and that they would be dog house type.

Chairman Ed Fuierer asked if the Town Highway Department had any problems with these plans. Mr. Speer stated that they did not as long as the Town Engineer has reviewed and it is designed properly.

A discussion was held on how the Board would like to proceed with this application and what

King Hamlin Parma Subdivision continued:

type of agreement will be needed for the sewer line. Jack Barton stated that the Town Attorney should be contacted to see what they actually need to have in the inter-municipality agreement.

Rick Holden stated that usually the Board does not grant conditional finals but because of the circumstances involved in this application and that it is only the legal end that needs to be work out and the Health Department has stated via letter that they are ready to sign he did not mind granting a conditional final approval.

Motion to grant a conditional final approval, based on the letter from the Monroe County Health Department dated 7/14/2009, and with the condition that the Chairman shall not sign the mylar until all requirements have been met, the Health Department's signature on is on the plans and the agreement is in place was made by Rick Holden and seconded by Tod Ferguson. Motion carried unanimously 5-0.

4621 Ridge Road WestCommercial Site Plan

Adam Freeman presented to the Board revised plans to entertain his request for final approval.

Mr. Freeman stated that the Town Engineer had signed the plans on 7/20/2009, that Monroe County Health Department has reviewed the plans and sent a letter to the Town stating that the owner is using an existing septic and there was no need for their approval, and that they were working on the pond maintenance agreement and that should be in place.

Jack Barton stated that they had received the executed pond maintenance agreement today and that it would be presented to the Town Board at their meeting for their review and acceptance (if so approved). Mr. Barton asked that the Board require that the Engineer record said maintenance agreement along with the site plan.

Mr. Freeman then reviewed with the Board the revisions that had been to the plans.

Tod Ferguson asked if the owners had applied for a back flow yet from the Water Authority. Mr. Freeman stated that they haven't. Mr. Ferguson stated that it would not hold up the process here at the Town but suggested that the owner apply for one in the near future. Mr. Freeman stated that he would bring that to the owner's attention.

Mr. Barton stated that the Town is working with the owner on the storm water pollution plan and has made several stops at the site. He was at the site today and the additional silt fence had been added but the wetland markers were not in place yet and the owner told him that he expected them to be there tomorrow. Mr. Barton stated that the owner has been trying to work with the Town.

4621 Ridge Road Continued:

A discussion was held on the progress of this site. Mr. Holden asked how the site was looking to the south. Mr. Barton stated that the berm has been added and seeded and was looking nice.

A discussion was held on the drainage to the southeast. **A motion was made by Tod Ferguson and seconded by Tim Harner to grant final approval for this application. Motion carried unanimously 5-0.**

4621 Ridge RoadFill Permit

Jack Barton stated that the owner has also asked that the Board grant a fill permit based upon the plans approved tonight.

After a small discussion, **a motion was made by Tod Ferguson and seconded by Rick Holden to grant a 90 day fill permit for this application for filling as shown on the plans approved at tonight's meeting. Motion carried unanimously 5-0.**

English Meadows Subdivision4 lots530 Trimmer Road

Greg McMahon stated that this application was granted preliminary approval by the Board back on February 7, 2008. Mr. McMahon stated that the reason that it has taken so long is because they needed a DEC permit and they have been working with the DEC since last year and they just received their permit three weeks ago and now have the required DEC permit in place.

Mr. McMahon stated that they have Monroe County Health Department and Water Authority signatures on the plans. That the only changes on the plans since the Board last saw them is some minor changes that the DEC required.

Jack Barton stated that because it has been over 6 months since the preliminary approval was granted by the Board Town Code stated that the Board must make a decision as how they would like to proceed with the application. They can either continue on to Final Approval, go back to having the applicant come back before the Board for another preliminary approval or they could require another public hearing before proceeding with the application for final approval.

Jack Barton stated that the Town Attorney is working on the easement for this application.

Brian Speer asked if the homeowners will know that they will have to bear the cost of maintaining the culvert and the replacement cost if necessary. Mr. McMahon stated that they will add a note on the plans.

Jack Barton asked if the applicant is aware that this property is serviced by RG&E and not Spencerport Electric. Mr. McMahon stated that they were aware of this.

A discussion was held on how the Board would like to proceed with this application.

The Board agreed that they will continue on with the application towards final approval without requiring a new public hearing.

1617 Manitou Road and 4664 Ridge Road West Fill Permit Review

Charlie Lissow was present before the Board to give them an update as to the progress of this site.

Mr. Lissow stated that they have been filling in the areas by Manitou Road from the millings that they have been getting from the Mill Road construction, that they will be starting up again in August with more millings and that they should finish up that section with that fill.

Chairman Ed Fuierer asked if they were leaving the hedge row. Mr. Lissow stated that they were.

Mr. Lissow showed the Board where he would like to start putting a stock pile of fill, that he does not want to start filling in section three because he feels that it would inhibit the drainage of the site.

A discussion was held on how much of phase 1 was to grade and seeded. Mr. Lissow showed the Board on the plans

A discussion was held on the progress of the application for this site and how and where they were going to hook up to the sanitary sewers. The Board inquired as to when Mr. Lissow thought the plans for this site would be brought before the Board, as there were a lot of questions from the Public that the Town just couldn't answer because they were unsure. Mr. Lissow stated that because of the economy they have not done anything and that he was anxious to get this project underway but he needs the economy to get better before he can even think of starting.

A discussion was held on what type of sewers that the engineer was planning on putting in.

A discussion was held on when Mr. Lissow thought he would be closing out the fill permit, why it has taken so long, the date the Board put on closing out phase 1, where Mr. Lissow was looking to stock pile fill, the sanitary sewers and what portions of phase 2 were being filled.

Mr. Lissow stated that when they came back in September he would have the engineer draw new plans showing site as filled.

After a long discussion it was decided that the applicant had until the end of September, as previously voted on, to close out phase 1 and east side of phase 2 and that the engineer will submit to the Board revised plans that will have the filled areas on it and the proposed stock piles.

MISCELLANEOUS

A motion was made by Tod Ferguson and seconded by Bob Pelkey to approve the minutes of July 2, 2009 as presented. Motion carried unanimously 4-0 (Rick Holden absent from 7/3/2009 meeting).

Chairman Ed Fuierer passed out updates to the Zoning Laws for the Board to put in their three ring binders.

Jack Barton passed out the Employee Handbook acknowledgment to all members of the Board for them to review sign and return at the next meeting.

Chairman Ed Fuierer reviewed with the Board the spring summer 2009 edition of the Planning News.

There being no further business, **a motion was made by Bob Pelkey and seconded by Tim Harner to end the meeting at 8:10 pm. Motion carried unanimously 5-0 .**

Respectively submitted,

Maureen L. Werner
Recording Secretary