

# TOWN OF PARMA PLANNING BOARD

## FEBRUARY 15, 2010

Members Present:

Chairman  
Executive Secretary

Ed Fuierer  
Jack Barton  
Tod Ferguson  
Bob Pelkey  
Rick Holden  
Tim Harner

Public Present: Greg McMahon (McMahon LaRue Assoc.), Doug Miller, Glynn Schultz and Kris Schultz (Schultz Assoc.)

Meeting started: 7:05 pm

### CONTINUING BUSINESS

Mercy Flight Subdivision                      Section 3-15 Lots                      549 Manitou Road

Greg McMahon presented to the Board Section 3 of this subdivision for their review. Mr. McMahon stated that with this section they will be extending the sanitary sewers and water main. The plans have already been submitted to the Town Engineer for his review and have received his comments back. They have also submitted the plans to the Water Authority and the Health Department for review. The overall plans were granted preliminary approval.

Mr. McMahon passed out a copy of their letter to Chatfield Engineers, said letter addressed the Town Engineer's comments. Mr. McMahon did not have a copy of the Town Engineer's comments. Mr. McMahon stated that no changes have been made to this section, the section is as it was when preliminary approval was granted.

Chairman Ed Fuierer asked if the drainage issue that was a problem had been taken care of? A lengthy discussion was held on the drainage with the neighbor on Manitou Road. Jack Barton stated that he met with the Town Engineer back in December at the site, after the visit he put together a letter to Carlo. Carlo responded to the letter with a survey and pictures to verify elevations of property, there is still a drainage problem at the site but it has been determined that the drainage of this site is going as it is proposed.

Carlo invited the Board out to the property to look at the site, he stated that he will do what ever is needed to be done to clear up the situation but wanted the Board to know that he has responded to all the requests that have been given to him. Carlo wanted to know if it would help if he had his engineer and the Town Engineer meet with him on site to review the problem.

Carlo again stated that he will do what ever is needed to be done to fix this drainage issue, even though he feels that it may be the large dip in the neighbor's property that maybe the issue, he is

not shunning any responsibility that he may have.

A discussion was held on the requirement for a Public Hearing for this section.

Rich Holden stated that he has spoken to the neighbor who now has drainage problems on his property and the neighbor has stated that for the past 20 years he has not had a problem with water in his garage but now he does. Mr. Holden feels that this is an issue that really needs to be looked at for everyone's sake. Mr. Holden stated that he has no issue with section 3 of this subdivision but would really like to see Carlo sit down with the neighbor and get this issue resolved. Carlo agreed that he would bring all the necessary documents to the neighbor and go over them with him. Carlo stated that he would pay to have the neighbor's property surveyed to find out the issue with his subdivision or the neighbor's property.

The Board agreed to have the application put on the agenda for the March 5<sup>th</sup> meeting for a public hearing.

### **NEW BUSINESS**

Doug Miller Soccer & Glacier Ridge Snow Tubing 4618 Ridge Road West

Kris Schultz presented to the Board plans for 7 outside soccer fields and a snow tubing facility at this site. Mr. Schultz passed out an arial picture of the property with overlays of where the proposed soccer fields will be and where the snow tubing will be. Mr. Schultz stated that he has been working with the DEC and an environmental engineer in regards to the fly ash. They have done a study on depth of the coverage of the fly ash and it ranges from a few inches to seven inches. The DEC has requested that there be at least two (2) feet of good material over the fly ash. A discussion was held in regards to how this was going to be done.

The plans show 4 large fields, 2 smaller fields and one small practice field. The snow tubing facility will be located along the east property line. Mr. Schultz reviewed with the Board why they were designing the site they way they were. Mr. Schultz stated that they have already sent the plans out to the Town Engineer and would like to get the plans sent out to the County for their review.

Mr. Schultz stated that the current pond on site will be moved to the northeast corner of the property and then reviewed the snow making process for the snow tubing facility. Mr. Schultz stated that they will be keeping the trees along Manitou Road, there will be lighting associated with the tubing facility, and they are expanding the parking from 108 spots to 240 spots.

Mr. Barton asked if any permits were going to be needed for the pond movement. Mr. Schultz stated that there was and that they were working with the DEC on those.

A discussion was held on the quality of water that will be in the pond and if it will be acceptable to use for snow making.

Doug Miller Continued:

Tod Ferguson noted that there was a notable slope between the fields and asked how people would be getting down the slopes. Mr. Schultz explained that they would be using the proposed gravel walkway.

Chairman Ed Fuierer asked how loud the snow guns were. Mr. Schultz stated that he did not have the numbers but he could get them for the Board. The Board ask him to please supply them.

Tod Ferguson asked if they are proposing any additional sanitary facilities. Mr. Schultz stated right now no proposed new facilities but in the future if the need arises they will add them.

A discussion was held on the rest room facilities on site.

Tim Harner stated that he had concerns with the parking on site, light spillage of proposed lighting and the off site noise.

Jack Barton stated that the fill permit that was issued for this site has expired and the plans presented tonight are different from the ones presented for the fill permit. If the applicant wants to continue filling they will have to reapply for a new fill permit and bring the new plans with that application.

A discussion was held on how the snow tubing facility will be groomed.

The Board agreed to have the plans sent out to the referral agencies for their comments and concerns and to have a public hearing scheduled upon the receipt of the comments.

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**A motion was made by Bob Pelkey and seconded by Tod Ferguson to approve the minutes of the February 2, 2010 meeting as presented. Motion carried unanimously 4-0 (Tim Harner absent).**

The following correspondence was read by the Chairman:

1. An invitation from Monroe County Planning Board to attend Informational Meeting regarding Monroe County Proposed Capital Improvement program for 2011-2016.

There being no further business, **a motion was made by Rick Holden and seconded by Bob Pelkey to end the meeting at 7:49 pm. Motion carried unanimously 5-0.**

Respectively submitted,

Maureen L. Werner  
Recording Secretary