

# TOWN OF PARMA PLANNING BOARD

## OCTOBER 7, 2010

Members Present:

Chairman  
Executive Secretary

Ed Fuierer  
Jack Barton  
Bob Pelkey  
Steve Aprilano  
Tod Ferguson

Members Absent:

Tim Harner

Public Present: Mark Collichio, Brian Sorochty (DDS Engineers), Ed Allen, Jim Roose (TB ), Michael B Merrill and Chris Charatte.

Meeting started: 7:05 pm

### CONTINUING BUSINESS

Ridge Road West Soil Erosion and Sedimentation Control Plan  
Mark Collichio was present and passed out plans prepared by Thornton Engineering.

The Board reviewed the plans.

Chairman Ed Fuierer stated that he saw where the tree planting had been extended to the North but did not see what the proposed height of the berm was. The plans show the width at bottom and top but not the height of the proposed berm. Mr. Collichio stated that he had discussed with the Engineer that the berm would be 3 feet high with a width of 4 feet at the top.

Tod Ferguson stated that he sees on the plans that the grading is being proposed to pool the water at the Northwest portion of the property and then out to drain but did Mr. Collichio know what the schedule was for completion of grading of the site? Mr. Collichio stated that he did not.

Mr. Ferguson asked what the plans were for after the seeding has been completed, was the owner going to maintain the property or let it grow wild? Mr. Collichio said wild.

Mr. Ferguson stated that he went to look at the property and did not see much of the seed taking. Mr. Collichio stated that he had planned on seeding the property prior to the meeting but now with the new plans he will have to do dozer work and did not want to seed the property and then have to re-seed, felt it would have been a waste of money.

Mr. Ferguson asked if the straw bales were installed across the swale. Mr. Collichio stated that they have not been he was waiting until the improvements have been completed.

Mr. Ferguson stated that this was suppose to be done prior to the last meeting. Mr. Ferguson asked if the SWPPP had been completed as requested.

Mr. Collichio stated that the Engineer is working on the SWPPP but was waiting on the Board's decision on the plans before he completed the paperwork.

Mr. Ferguson stated that extending the tree line was a good idea but felt that staggering the tree would be better instead of just putting in a single row of trees.

Mr. Collichio stated that he tried to do more then first proposed.

There was a discussion on the proposed trees line and berm. Chairman Ed Fuierer stated that he liked the extension of the tree line but would like to see the berm higher with trees staggered.

Steve Aprilano stated that he agrees with Mr. Ferguson and feels that staggering the trees will give a better visual barrier and sound barrier.

Todd Thomas - 349 Dean Road - Adjoining property to North:

stated that the seed was "thrown down" and that there are pools of mud and water and is not impressed at what he has seen happening on this property.

A discussion was held between Mr. Collichio and Mr. Thomas as to how each other felt about what was going on.

Chairman Ed Fuierer asked Mr. Collichio if he was going to be doing the grading where it is needed on the property. Mr. Collichio stated yes, where there is pooling. Chairman Ed Fuierer asked if they are planning to do anything further to the property. Mr. Collichio stated that they are not.

Mr. Aprilano asked if they will be grading toward the swale so that the property will drain to the swale. Mr. Collichio stated they were.

Chairman Ed Fuierer stated again that he would like to see a taller berm with staggered trees.

Mr. Collichio stated that he understands what was done should have been brought before the Board but had they brought the plans to the Board prior to them clearing the property would they still be required to put in all these trees.

Chairman Ed Fuierer stated that they Board probably would not have approved of taking down all the trees.

Mr. Ferguson stated that had they left a tree line there probably wouldn't be an issue at this time and asked Mr. Collichio if he had contacted a professional landscaper and found out what size trees could sustain on a higher berm, as they had asked him to do at the last meeting.

Mr. Collichio stated that his cousin had spoken with a landscaper and this is what he had recommended.

Mr. Thomas stated that he has spoken with a landscaper and he said that you certainly could do a 4 foot berm with higher trees and that the landscaper was willing to come in and talk with the Board.

Mr. Aprilano stated that you can get taller trees but the berm has to be wider.

Chairman Ed Fuierer stated that he would like to see a taller berm with staggered trees along with the straw bales being placed for erosion control, and the property graded and seeded.

Mr. Ferguson stated he would like to see the same along with the SWPPP at the next meeting, this does not need to wait until final approval is given.

Mr. Collichio asked if he could go ahead with what was on the plans. The Board stated that he could go ahead with the grading and seeding, everything but the berm and trees.

Mr. Ferguson stated that had the applicants come to the Board prior to stripping the property, the Board would have walked the applicants through the process and it would have saved a lot of the problems.

Mr. Thomas stated that he felt that Mr. Collichio and his cousin do what ever they want to do and so far there has been no consequences. And finds it very curious that the owner is not at the meeting, instead he sends his cousin.

A discussion broke out as to what the Board had asked Mr. Collichio to do for the last meeting and what was not done.

Mr. Collichio stated that they tried to get done what the Board had requested but it was such a tight schedule that they could not get it done. Mr. Collichio explained the issues that they had.

4768 Ridge RoadContinued:

Mr. Ferguson stated that the Board had requested that a landscaper be contacted to see if a higher berm could be done, the SWPPP be prepared, that the owner be present and none of these things had been done.

A discussion was held between Mr. Ferguson and Mr. Collichio in regards to what the Board had requested and why they were not done.

The Board went over with Mr. Collichio what they wanted to see at the next meeting, at least a 4 foot berm, SWPPP completed, straw bales and Engineer and Owner present.

A question was posed from the audience as to how far apart the trees were to be if they were staggered. The Board stated that the trees should be placed so that all you see is the evergreens and not spaces. A discussion was held on the spacing and the berm.

Mr. Aprilano gave an example of what could be done, a 4 foot high berm, 10 feet in width and two rows of staggered trees.

Mr. Thomas stated that this whole process has been a major inconvenience to him and his family. He has been woken up by people going through the scrap pile, that is next to his house. He calls the owner and gets no answer. That his daughter has seen people in the pile going through it for scrap metal. Mr. Thomas stated that he is losing his patience slowly but surely.

Mr. Collichio asked the Board again if he could go in and grade per the plans, the Board stated yes he could, that he needed to redesign berm and come back, the Board stated yes and Chairman Ed Fuierer stated that he would like to see the berm 4 feet and wide enough to accommodate two rows of staggered trees.

## **NEW BUSINESS**

590 North AvenueConceptual

Brian Sorochty presented to the Board plans for a 10,000 sq. ft. church with a child care facility and kindergarten school. Mr. Sorochty stated that sewer and public water are available for this site. A large storm water facility is proposed for this site. The plans also show 87 parking spaces, a proposed 30' x 50' pavilion, a softball field and at the south end of the building a secured play area for the daycare facility. The property is in a high density residential zoned area, but will need to go to the Zoning Board of Appeals for application for a Special Use Permit.

They reviewed the plans and stated that they like the plans and it felt that the proposed use fits in with the character of the neighborhood. They agreed to send the plans to the Zoning Board of Appeals for application for a Special Use Permit.

590 North Avenue Continued:

The Board also agreed that the plans could be sent out to the referral agencies for their comments and concerns. Mr. Sorochty stated that they would be waiting till after the Zoning Board of Appeals meeting as this is a large project and they do not want to spend any additional monies if they are not successful at the Zoning Board of Appeals.

**MISCELLANEOUS**121 & 123 Hinkleyville Road Property Merge

Jack Barton presented to the Board a request from the owners of 121 & 123 Hinkleyville Road, David & Rita Searle, to merge the two properties into one tax account number.

The Board reviewed the plans. Mr. Barton stated that by combining the two lots the Board will be removing a non-conforming lot from the tax rolls.

The Board wanted to make sure that the owners recognize that once the properties were combined they will not be able to separate them into the two properties again. Mr. Barton stated that he would put that in the letter to them.

A motion was made by Bob Pelkey to merge 121 Hinkleyville Road (TA#070.02-1-49) with 123 Hinkleyville Road (TA#070.02-1-50.1) into one tax account number. Motion was seconded by Steve Aprilano. Motion carried unanimously 4-0 (Tim Harner absent).

904 Hilton Parma Corners Road Fill Permit

Jack Barton passed out a map from Schultz Associates for this site.

Mr. Barton stated that the original stock pile was to the east.

Tod Ferguson asked how much higher is the overfilled spot from the originally approved plan. Mr. Barton stated that it is crowned, looks higher in center, not mounded can't be higher than 2 feet.

Steve Aprilano asked if there were 23000 yard in fill. Mr. Barton stated yes, total.

Bob Pelkey asked if the fill was brought into the highlighted areas. Mr. Barton stated that the fill was brought in from a project in the Village, which was mostly sub material and top soil to be stored. It is his understanding that the project in the Village has taken back all the materials that they will be needing and the rest will be remaining on this site.

904 Hilton Parma Corners Road Continued:

Mr. Barton stated that he has been to the site and it looks good, not fully covered and will need the fill permit to be extended so that they can complete the seeding of the site.

Mr. Barton reviewed with the Board what has gone on at the site and the condition that it was in when he was at the site. He again stated that he felt it looked pretty good. The Board asked if they were done with the filling and if there were any plans for development of this site. Mr. Barton stated that he believes they are done with filling and is not aware of any future plans for development.

Chairman Ed Fuierer asked what the zoning was for this site. Mr. Barton stated that it was Rural Residential.

Mr. Barton stated that there was a more detailed swale on site and that the property was draining well.

County Village Estate Lot 9

Jack Barton stated that the Board had re-approved Lot 20 of County Village Estates a few meetings ago but the buyers of that lot now want to change and purchase lot 9 of County Village Estates and have not requested that the Board entertain the application for re-approval of Lot 9.

A review of lot 18's renewal was held.

Mr. Barton stated that no changes are being proposed for lot 9, just looking for an updated approval.

**A motion to update the approval for lot 9 of County Village Estates was made by Bob Pelkey and seconded by Steve Aprilano. Motion carried unanimously 4-0 (Tim Harner absent)**

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**A motion was made by Steve Aprilano and seconded by Tod Ferguson to approve the minutes of the September 2, 2010 as presented. Motion carried 3-0 (Bob Pelkey absent from September meeting, Tim Harner absent from tonight's meeting).**

The Board reviewed the plans for the Hess Station at the corner of Route 259 and Route 104. Mr. Barton stated that it may be coming back in for an updated approval.

Chairman Ed Fuierer read the following correspondence:

1. Invitation for 2011-2012 Unified Planning work Program for projects.

2. A memo from Genesee Transportation Council dated 9/17.2010.

There being no further business, a motion was made by Steve Aprilano and seconded by Tod Ferguson to end the meeting at 8:04 pm. Motion carried unanimously 4-0 (Tim Harner Absent).

Respectively submitted,

*Maureen L. Werner*

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Recording Secretary