

PARMA PLANNING BOARD
August 20, 2007

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

Member Absent: Bob Pelkey

Public Present: Rich Maier (Maier Land Surveying), Kris Schultz, Robert Fitzgerald (Avery Engineering), Carm Carmestro (TB) and Chris DiPasquale.

Meeting started: 7:03 p.m.

PUBLIC HEARINGS

1584 Hilton Parma Corner Road **1 Lot**

Rich Maier presented to the Board a plan for this application for preliminary approval.

Chairman Ed Fuierer read the legal notice.

Chairman Ed Fuierer read the following correspondence from the following referral agencies:

1. Town Engineer: 7/20/2007
2. Monroe County Department of Planning and Development: 7/16/2007

Mr. Maier stated that his clients have no further plans to subdivide this property. Mr. & Mrs. Carter, the property owners, reiterated that they have no plans to subdivide.

Chairman Ed Fuierer opened the Public Hearing.

PUBLIC COMMENTS:

None

BOARD COMMENTS:

Tim Harner questioned how would be responsible for making the decision as to the proper load rate for the proposed culverts. Jack Barton stated that the Town Engineer would make that decision.

Jack Barton pointed out that the plans show a EPOD wood lot and the distance to the proposed home is listed on the plans and show that the proposed building is clearly outside the EPOD wood lot.

Rick Holden asked if the owners had made a decision as to whether they are going to install sprinklers or a dry hydrant and if the plans had gone to the Fire Department for review. Mr. Barton stated that this application is located in the Spencerport Fire District.

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Tod Ferguson questioned if the radius on the driveway “turn around” was the proper radius for the fire trucks to turn around in. Mr. Maier stated that is was.

CONSERVATION BOARD

The Conservation Board recommended a negative declaration for this subdivision.

Chairman Ed Fuierer closed the public hearing.

A motion was made by Tod Ferguson and seconded by Rick Holden to recognize this application as a unlisted action under SEQR, to accept the negative declaration, and to grant preliminary approval with the condition that all building stay outside the EPOD wood lot limits as listed on the map. Motion carried unanimously 4-0 (Bob Pelkey absent).

West Creek Woods **Section 2** **9 Lots**

Kris Schultz presented to the Board a plan for this application for preliminary approval.

Chairman Ed Fuierer read the legal notice.

Mr. Schultz stated that they name of the Road is in the process of being changed to West Creek Drive.

Chairman Ed Fuierer read the following correspondence from the following referral agencies:

3. Town Engineer: 8/1/2007
4. Monroe County Department of Planning and Development: 7/31/2007

A discussion was held as to the further subdivision of this property and the proposed Parkway road.

A discussion was held as to the proposed detention facility being added to the Letter of Credit and that the facility needs to be cleaned up before it is dedicated to the Town.

Chairman Ed Fuierer opened the Public Hearing.

PUBLIC COMMENTS:

None

BOARD COMMENTS:

Tod Ferguson stated that he likes the smaller subdivision for this site.

Rick Holden stated that all his questions were answered by the Town Engineer.

Reid Subdivision Continued:

After reviewing the plans the Board agreed conceptually with the plans and agreed to have the sent out to the referral agencies for their comments and concerns.

Garden Grove Landscape & Nursery**5138 Ridge Road West**

Albert DiPasquale, the owner of the property, presented to the Board plans to construct a pole barn, 40' x 60', on the property, which will be installed on the existing parking lot on the site. Mr. DiPasquale stated that they are proposing this building so that they can alleviate the outdoor storage, which they were unaware was not allowed.

Chairman Ed Fuierer asked if the pond showed on the plans is actually on the property. Mr. DiPasquale stated that it was.

Tod Ferguson asked what the floor will be constructed of. Mr. DiPasquale stated that it would be gravel and the building will not be insulated, have no electricity and no water service to it.

Tim Harner asked if they will be using existing driveway. Mr. DiPasquale stated that they will be with no changes.

Chairman Ed Fuierer asked if the building will be attached to the existing building. Mr. DiPasquale stated it would not be.

Jack Barton asked how many parking spaces are on site. Mr. DiPasquale stated that he did not have an exact number but was sure there were enough spaces. A discussion was held on the parking spaces. Mr. Barton stated that the required parking for that site is 1 to every 100-150 gross sq. ft. of building.

The Board explained to Mr. DiPasquale that if they planned to do any more expansion on the buildings that he would have to come back to this Board with a plan showing all the parking on site, the drainage of the site and what is proposed to be built.

Mr. DiPasquale stated that they will be using the existing building for an office and will have 3 offices, a conference room and a bathroom. That the "cone" is going to be removed.

A motion was made by Rick Holden made a motion, Tim Harner seconded it, to approve this application as presented with the understanding that if any more expansion on the site is to be done the owner will have to come back to this Board with a plan showing all the parking on site, the drainage of the site and what is proposed to be built and any other items that the Board may require at that time. The Board also acknowledged that this application is outside the Phase II regulations as the area of disturbance is less than an acre. Motion carried unanimously 4-0 (Bob Pelkey absent).

Robert Fitzgerald presented to the Board plans for conceptual review.

The plans show a 13 acre parcel with a single family home, to be serviced by a full raised septic system, public water, gas and electric and is 232 feet off the road.

Tim Harner asked if the engineer knew where the 100 year flood plain for Salmon Creek was. Mr. Fitzgerald stated he did not know but would look into it.

Tim Harner stated that he would like to see a drainage easement over Salmon Creek to the Town. Jack Barton stated that he would get back to the engineer with the exact width that the Town would like for the easement over the creek.

Jack Barton stated that a note should be added to the plans that this development is outside the EPOD Stream Corridor. Mr. Fitzgerald stated that he would add that.

After reviewing the plans the Board agreed conceptually with the plans and agreed to have the sent out to the referral agencies for their comments and concerns.

MISCELLANEOUS

A motion was made by Tod Ferguson and seconded by Rick Holden to approve the August 2, 2007 minutes as presented. Motion carried unanimously 4-0 (Bob Pelkey absent).

Chairman Ed Fuierer read the following correspondence:

1. Planning News 2007 Conference issue

A discussion was held on what the Board is looking for on Commercial site plan reviews and what is the depth of requirements that they would like to see.

There being no further business **a motion was made by Tim Harner and seconded by Tod Ferguson to end the meeting at 8:47 p.m. Motion carried unanimously 4-0 (Bob Pelkey absent).**

Respectfully submitted:

Marueen L. Werner
Recording Secretary