

PARMA PLANNING BOARD
March 17, 2008

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

Members Absent: Rick Holden

Public Present: Dan Schum, Dennis Webb, Bob Snyder, Dean Tuthill, Gary Comardo (TB), Randy Bebout and Don Carpenter.

Meeting started: 7:00 p.m.

PUBLIC HEARINGS

Lighthouse Hill Subdivision 11 Lots 188 Curtis Road

Don Carpenter presented to the Board the plans for this application.

Chairman Ed Fuierer read the legal notice for this application.

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

1. Town Engineer: 1/3/2008
2. Hilton Fire Department: 12/4/2007
3. Mo. Co. Water Authority 3/10/2008
4. Mo. Co. Department of Planning & Planning 12/3/2007, 12/6/2007 & 1/3/2008

Mr. Carpenter stated that he dropped the number of lots from 17 to 11.

A lengthy discussion was held on the requirements for fire protection.

Chairman Ed Fuierer opened the Public Hearing.

PUBLIC COMMENTS:

Dean Tuthill - 207 Curtis Road

Questioned where the drainage of this site is going to be going, as it presently stands the water from this site drains to the road side ditch then over the road and then through his property, looks like there is going to be more runoff when the subdivision is built out.

Mr. Carpenter explained that it was actually the opposite that when the homes are built and the lawn are in place there will be less runoff. Mr. Carpenter explained how he did his calculations and that the numbers show there will be a “drastic” decrease in runoff.

Mr. Tuthill then questioned the access point that Mr. Carpenter had pointed out on the plans for

Lighthouse Subdivision Continued:

farm equipment access to the property from Curtis Road. (Mr. Carpenter had stated that he had left this strip of land for access to Curtis Road from lot #1 so that if he wanted to have some of the land farmed there would be access for the farmer) Mr. Tuthill questioned if improvements will be needed to made to this strip for a “farm lane”. Mr. Carpenter stated that he has no plans to do any improvements.

Mr. Tuthill asked if the Town will be requiring any improvements be made to the culvert running under Curtis Road at the time of this approval. Chairman Ed Fuierer stated that it was a County Road and any requirements would have to come from them.

Mr. Carpenter explained to the Board that after the full build out of this subdivision that all of the standing water and drainage from the site will not disappear but will be less then it is now.

Chairman Ed Fuierer closed the public hearing.

CONSERVATION BOARD:

The Conservation Board recommended a negative declaration for this subdivision with the recommendation that close attention to erosion control be made during construction.

BOARD COMMENTS:

Jack Barton questioned if the dimensions on lot 5 had changed. Mr. Carpenter stated that he had changed the dimensions on lot 5 on the new plans.

Mr. Barton then requested that Mr. Carpenter check with the County as to the width of Lighthouse Road. Mr. Carpenter said he would.

Mr. Barton stated that the driveways over 200 feet need to be stationed. Mr. Carpenter stated that he would.

Tod Ferguson stated that he would like the Engineer to look at the “SPEDES” permit requirements that he believes it is required.

A lengthy discussion was held on the requirements for fire protection.

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 table this application until such time as the Town Engineer has had time to look at the water quality issues and decisions have been made as to what fire protection is going to be proposed for homes. Motion carried unanimously 4-0 (Rick Holden absent).

Hess Rt. 259 & Ridge Road

Dan Schum and Randy Bebout presented the plans to the Board for review.

Mr. Schum stated that they were successful at the Zoning Board of Appeal with getting the

variances, but forgot to apply for a variance that is required so they will need to go back to the Board for that application. But, in the meantime, they would like to get these plans out to the referral agencies for their comments and concerns and is asking the Board to agree to have them sent out.

Mr. Bebout reviewed the plans with the Board.

A discussion was held regarding the long EAF form.

After a discussion on the plans the Board agreed that they had no problem with the applicants sending out the plans to the referral agencies as long as they understood that if any fees are incurred and they do not get the needed variance they are still responsible for the fees. The applicants stated that they understood.

MISCELLANEOUS

Jack Barton passed out a portion of section 617 in regards to SEQR actions and asked the Board to review it. A discussion was held as to what is needed when the application is listed as a Type 1 action.

A motion was made by Tim Harner and seconded by Bob Pelkey to approve the March 6, 2008 minutes as presented. Motion carried unanimously 4-0 (Rick Holden absent).

There being no further business a motion was made by Bob Pelkey and seconded by Tim Harner to end the meeting at 8:20 p.m. Motion carried unanimously 4-0 (Rick Holden absent).

Respectfully submitted:

Maureen L. Werner
Recording Secretary