

TOWN OF PARMA PLANNING BOARD

JULY 18, 2011

Members Present:

Acting Chairman
Executive Secretary

Bob Pelkey
Jack Barton
Tim Harner
Tod Ferguson
Steve Aprilano

Members Absent:

Ed Fuierer

Public present: Gary Comardo (TB), Kris Schultz (Schultz Associates), Doug Miller & Ron Gousman

Meeting started: 7:04 pm

CONTINUING BUSINESS

WEST HILL SUBDIVISION

SECTION 3

Jack Barton passed out a letter from Schultz Associates, dated 6/7/2011, stating that the storm lateral that has been installed in section 3 of this subdivision is a 4 inch and the approved plans call for a 6 inch. Mr. Barton also passed out the responding letter from the Town Engineer dated 7/7/2011.

Mr. Schultz explained that a 4 inch storm lateral will suffice, the town standard is six inches but there are several subdivisions in the Town that have 4 inch storm laterals that work well.

The Town Engineer stated in his letter that he felt that the 4 inch storm lateral would be sufficient as long as the "roof leaders" from the homes are not connected to the storm laterals. Mr. Gousman stated that he does not connect "roof leaders" to the storm laterals and if the Town found that they were hooked up it would be the homeowner who was in violation. Mr. Schultz explained that if the "roof leaders" were hooked up to the storm laterals it would actually beat up the "roof leaders" and would be more maintenance expenses to the homeowner.

A motion was made by Tim Harner and seconded by Steve Aprilano to approve the use of 4 inch storm lateral for subsection 3 of the West Hill Subdivision as long as no "roof leaders" are not hooked up to the storm laterals and all future sections of the West Hill Subdivision must have 6 inch storm laterals. Motion carried unanimously 4-0 (Ed Fuierer absent).

NEW BUSINESS

5070 Ridge Road West
No present.

Commercial Site Plan

MISCELLANEOUS

4618 Ridge Road

Fill Permit Extension

Kris Schultz and Doug Miller were present to answer questions and to ask for an extension of the fill permit.

Mr. Schultz reviewed with the Board the activity that has been going on at the site. Mr. Schultz reviewed with the Board how the original plans called for containment of any fly ash that was disturbed. He then stated that the last 8 months the site has received "tons" of fill and there was no need to disturb the fly ash and that his office redesigned the site to fill over the fly ash by 2 feet of fill and that they did not have to cut into the fly ash, except in a small area of the site at base of hill.

Mr. Schultz stated that at present they are almost ready to get the first soccer field and the tubing hill graded and seeded, the preliminary grading has been done. The fill has also been extended to the second soccer field. They are within 30 days of topsoiling and seeding of the first soccer field and tubing hill.

Mr. Schultz stated that a storm water inspection was done this morning. There are repairs that need to be done to the silt fence. And explained that there were two rows of silt fence.

Mr. Schultz then explained that the pond that was proposed at the bottom of the hill has not been constructed and will not be constructed. They feel that the existing pond will be sufficient to supply the water needed to water the soccer fields and to feed the snow guns for the tubing hill.

A discussion was held on this.

Mr. Miller stated that he has purchased a hydro seeder which he has been using to water the property to keep the dust down and will be using it to seed the property as soon as the top soil is down. Mr. Miller also wanted the Board to know that he has already ordered the top soil, so as soon as it is needed it can be delivered, the site covered and then will be laying turf (which has also been ordered from Batavia Turf).

4618 Ridge Road West Continued:

Mr. Miller stated that he has been watering the site every hour and that he has had a meter installed off the hydrant so he has plenty of water. Mr. Miller said that he has also been having a "vacuum" truck coming to clean up the road.

A discussion was held on where the fill was coming from and who was delivering the fill.

Jack Barton stated that he has been at the site every other day to inspect the site. Mr. Barton stated that he knew that it was tough to keep up on the watering, but the dust has to be kept down.

A discussion was then held on the fact that any fly ash that is distributed is to be covered with plastic cover per the LaBella Engineers instructions.

Mr. Miller stated that the whole property is fly ash and all he has to do is go out and scratch on the ground and will get fly ash.

Mr. Schultz then explained to the Board the plastic covering is to keep the fly ash from getting air born but none of fly ash has gotten air born, that they have been watching for it and it is quite obvious when fly ash has gotten air born, black all over. If an issue should arise they will immediately lay the plastic covering over the fly ash. Mr. Schultz stated that they have been placing mulch over the fly ash areas that are distributed and then explained to the board why he felt this was a better then putting the plastic cover down. A discussion was held on the effect of water on the fly ash. Mr. Schultz stated that the fly ash is pretty moist at present and if it was dry they would not be moving any of it.

A discussion was held on catch basin on the north west corner that was covered with fill and is now silted in. Mr. Miller stated that that happened on Saturday and it will be cleaned out by tomorrow. It was decided that it would be better to cover the basin until the filling is completed and when completed bring the basin back to fully functional catch basin.

Mr. Barton then stated that the Hull road was impacted with dirt, would courser stone work Better? Mr. Schultz stated that to get rid of the dust you would need to tear up the road and put a whole new road in. A discussion was held on this.

Mr. Schultz stated that most of the dirt on Ridge Road is from the trucks coming in and not from the trucks leaving. Mr. Miller stated that he has 500 feet of fire hose and is watering the front every hour.

Tod Ferguson stated that there are so many concerns with this site he would like to

4618 Ridge Road West Continued:

keep the "reins tight" on the project and would like to see the extension of the fill permit only till the next meeting and that way the Town can make sure the project is on "track".

Mr. Miller stated that his goal is to have the top soil in by next week.

Mr. Ferguson asked if they will be using a "good seed" mixture to keep the soil in place. Mr. Miller stated that they have hired R & M Landscaping to hydro seed. Mr. Schultz stated that they will be hydro seeding with mulch cover.

After a discussion, a motion was made by Tod Ferguson and seconded by Tim Harner to extend the fill permit to August 5, 2011, with the requirement that the silt fence be brought up to spec and that there be site inspections be maintained at every other day. Motion carried unanimously 4-0 (Ed Fuierer absent).

A motion was made by Tim Harner and seconded by Bob Pelkey to approve the minutes of the July 7, 2011 meeting as presented. Motion carried unanimously 4-0 (Ed Fuierer absent).

Mr. Barton reviewed with the Board the fact that they are having a lot of engineers coming back in to the Building Department with minor changes and the fact that other Towns have a policy in place so that the Building Departments can make Administration Decisions therefore taking care of the minor issues right in the Building Department instead having to direct the Engineers back to the Planning Board. The Board was interested in the processes that are in place in the other Towns and asked Mr. Barton to get them some information on their processes.

Mr. Barton also asked the Board to entertain a request to have the Building Department review plans and have a signature line placed on the plans for the Building Inspector's signature. Mr. Barton reviewed why he felt this was a good idea and feels that this will help avoid issues that they see at the Building Department. Mr. Schultz stated that Parma is the only Town with in the area that does not have the Building Inspector review and sign the plans. The Board agreed it was a good idea. Any areas of concern would need to be addressed prior to the Building Inspector signing the plans.

There being no further business, a motion was made by Steve Aprilano and seconded by Tim Harner to end the meeting at 7:45 pm. Motion carried unanimously 4-0 (Ed Fuierer absent).

Respectfully submitted,

Maureen L. Werner
Recording Secretary