

# TOWN OF PARMA PLANNING BOARD

## MAY 21, 2012

Members Present:

Chairman

Ed Fuierer  
Tod Ferguson  
Bob Pelkey  
Steve Aprilano  
Michael Reinschmidt  
Jack Barton

Executive Secretary

Public present: Kris E. Schultz (Schultz Associates), Adam Freeman (LandTech), Eric Sarnowski, Jo Anne Fuierer, Daniel Conte, Bette Conte, Danielle Brabert, Michelle Sacino, Cody Whitney, Brandon Coyle, Karen Sawdey, Jim Roose (Town Board), Jim Smith (Town Board) and Rick Holden

Meeting started: 7:08 p.m.

### PUBLIC HEARING

149 Bennett Road

149 Bennett Road

Chairman Fuierer read the legal notice for this project. Adam Freeman presented revised plans for this seven acre site plan that reflect comments from Monroe County Development Review Committee. The Town Engineer has reviewed the revised plans and via email stated that his Engineering concerns have been addressed. Site distances have been added, there are no County Monuments in the area and utilities are now shown on the plan. DEC resource mapping noted that the Pirate Perch and the Lake Chubsucker fish are considered rare and records indicate that they were in Buttonwood and North Creeks. It was noted by the Planning Board that this site is not near either creek. The pond will generate the fill needed for backfilling the foundation.

Fire Marshal comments were read and noted the requirement of either an on-site fire hydrant and main or an alternative means of fire protection shall be provided for homes located more than 1,000 feet from a fire hydrant system. The Fire Marshal also requested that the nearest fire hydrant be referenced on the plan. Emergency vehicle access shall be provided when a single family residential structure is located more than 300 feet from a fire apparatus access road or public street. The location of this structure will require the installation of an emergency vehicle access roadway. Show all dimensions of the proposed driveway including width, overhead clearances, stability for fire truck access in all weather conditions, etc. so that we can make certain that the driveway will meet these minimum requirements. Adam added that they have shown on the plan the driveway width along with a bump out area at the dry hydrant to allow vehicles to pass an emergency vehicle using the hydrant. Adam stated that he has shown on the revised plan a 12 feet wide driveway with fabric and

149 Bennett Road Continued:

12 inches of stone. This will also be used in the bump out area. Chairman Fuierer asked about the May 11, 2012 comments from the Town Engineer. Adam responded that they have been addressed.

Mike Reinschmidt noted that Percs were done in 1994. Is the leach field in the same location as in 1994? Adam stated that perc locations will be added to the plan and sent back to the Health Department for their review.

Steve Aprilano noted that one perc was timed at 33 minutes. Because of the slow perc, what will the distance requirements be to the property lines? Adam stated that the sand bed is required to be 100 feet from the property lines.

Chairman Fuierer noted that this is a public hearing and asked the audience if they would like to comment on this proposed project. There were no comments. Chairman Fuierer closed the public hearing.

Jack Barton asked that the distance to the nearest intersection be noted on the site plan. The Hilton Fire Department is reviewing the site plan, the Town has not received their comments yet. The Conservation Advisory Board on February 7, 2012 recommended a Negative Declaration.

Bob Pelkey asked that Adam show the distance from the pond to the dry hydrant.

**A motion was made by Tod Ferguson and seconded by Bob Pelkey to issue a Negative Declaration for this unlisted action and to grant preliminary approval. Motion carried unanimously 5-0**

**NEW BUSINESS****All Seasons Subdivision, Section 5      13 lots      Fallwood Terrace**

Kris Schultz presented a conceptual plan to the Board for this section that will start on Dunbar Road and run south. Storm water detention is handled with the existing ponds in the earlier sections. Storm and sanitary along with water service will be provided the same way as in the previous sections. The Developer plans on starting construction of the right of way in late fall, 2012. The plans are being introduced this evening to start the approval process. Chairman Fuierer noted that this section shows trees on the building proposed lots. Kris acknowledged that they are proposing to have trees in this section. Kris stated that he will be discussing with the Town Engineer about reducing the size of the storm sewer as they did in section 4B. Kris will provide calculations to support his request. This new road will be coming off a high spot on Dunbar Road that provides great sight distances in both directions. Jack Barton asked about mixing of soils. Kris stated that they will be testing the soils again in this section for arsenic levels and if needed, they will provide on the site plan where the stockpiling and mixing of soils will be located.

All Seasons Subdivision Continued:

Jack asked if it is possible to lower the rim elevation of catch basin CB1.3 located in the rear yard of lot #513 to drain a larger area. Kris stated that it can be lowered. Jack mentioned that the proposed location of the fire hydrant is over 640 feet from Dunbar Road. Kris will provide a plan that shows the distance between the existing hydrant on Dunbar Road and the proposed hydrant. Jack asked about the area of disturbance. Kris stated that it will be more than five acres and they will be requesting a waiver from NYSDEC.

Chairman Fuierer asked the Board if there are any additional questions. Hearing none, the Board gave the okay to send the project out for comments.

**MISCELLANEOUS**683 Manitou Road Subdivision of Land

Jack Barton stated that this proposal is to subdivide backland and then be combined with neighboring parcels. The frontage lot after being subdivided will meet minimum dimension and area requirements for the High Density Residential Zoning District. **A motion was made by Steve Aprilano and seconded by Tod Ferguson to approve the subdivision of 683 Manitou Road. Motion carried unanimously 5-0**

392 Wilder Road Property Merge

Jack Barton stated that this property owner is requesting to merge a portion of 683 Manitou Road in with 392 Wilder Road. Jack stated that this proposal does not create any zoning violations. **A motion was made by Tod Ferguson and seconded by Mike Reinschmidt to merge a portion of 683 Manitou Road to 392 Wilder Road as shown on the site plan. Motion carried unanimously 5-0**

404 Wilder Road Property Merge

Jack Barton stated that this property owner is requesting to merge a portion of 683 Manitou Road in with 404 Wilder Road. Jack stated that this proposal does not create any zoning violations. **A motion was made by Bob Pelkey and seconded by Steve Aprilano to merge a portion of 683 Manitou Road to 404 Wilder Road as shown on the site plan. Motion carried unanimously 5-0**

406 Wilder Road Property Merge

Jack Barton stated that this property owner is requesting to merge a portion of 683 Manitou Road in with 406 Wilder Road. Jack stated that this proposal does not create any zoning violations. **A motion was made by Steve Aprilano and seconded by Bob Pelkey to merge a portion of 683 Manitou Road to 406 Wilder Road as shown on the site plan. Motion carried unanimously 5-0**

