

PARMA PLANNING BOARD
AUGUST 2, 2007

Members Present:

Chairman
Executive Secretary

Ed Fuierer
Jack Barton
Rick Holden
Tod Ferguson
Tim Harner
Bob Pelkey

Public Present: Lynn Gordon, Helen Gordon and Mark Warren

Meeting started: 7:04 p.m.

NEW BUSINESS

11 Alder Beach Road

Site Plan

Mark Warren, the builder for the owners, explained to the Board that the owners of this property would like to tear down the small cottage and replace with a 28' x 42' single family home. A copy of the map showing the "foot print" for the new home and upgraded septic system was given to the Board for their review.

Mr. Warren stated that the property is 43' wide and that there would be no change in grading with the new home as there was no room. The new home will have 4' set back from the westerly property line and a 10.3' from the easterly property line and moved 12' closer to the lake. The finished first floor elevation would be 253'.

A discussion was then held on the fact that the builder really would like to put a "crawl space" under the proposed home. Said "crawl space" would be below the 252' level but felt it was "silly" to build a home without at least a crawl space. He was planning on putting all the duct work for the heating system under the floor and if anything needed to be fixed and there was no crawl space the floor would have to be ripped up to make the repairs. Mr. Warren wanted to know if this would be a problem with the Town.

A discussion was held on this and the fact that the crawl space would be below the flood plain.

Chairman Ed Fuierer asked where the furnace would be located. Mr. Warren stated on the first floor.

Tod Ferguson asked what kind of flooring the builder was planning to use for the crawl space. Mr. Warren stated a floating floor with drain tiles.

Rick Holden asked how the homeowner will access the "crawl space". Mr. Warren stated that there will be a trap door in one of the closets in the home.

A discussion was held on flood insurance and the implications that the "crawl space" may have on that.

11 Alder Beach Road Continued:

After the discussion on the "crawl space" it was decided that the Building Department would insure that it will meet FEMA regulations and Town Standards.

Mr. Warren then stated that he has spoken with the County as to the septic system and because they are replacing a 2 bedroom dwelling with a 2 bedroom dwelling and the fact the present system is not in default no upgrades would be needed. Mr. Warren then stated that the owners would like to upgrade the system with a 1250 gallon tank and stone bed. He has been working with the County on this and had the designs that have been agreed upon with the County for the Board to review.

The Board then discussed whether they would like to have this plan sent out to the referral agencies for their review and comments. Mr. Barton pointed out to the Board that over the past several years there have been approximately 4 to 5 other applications similar to this one on Alder Beach for owners to replace older cottages with year round homes. It was decided that because no drainage/grade changes being made to the site that no further review would be needed.

A motion was made by Rick Holden and seconded by Tim Harner to grant approval of this application with the condition that the current grades are kept and that the home meets all FEMA and Town regulations. Motion carried unanimously 5-0.

MISCELLANEOUS

A motion was made by Tim Harner and seconded by Bob Pelkey to approve the July 16, 2007 minutes as presented. Motion carried unanimously 5-0.

Chairman Ed Fuierer read the following correspondence:

1. Rural Futures July/August edition.

Jack Barton wanted the Board to know that at one of the September meetings a representative from the Monroe County Soil and Water Conservation department will be doing a presentation on Construction and Post-Construction Ordinance. Mr. Barton gave a quick overview of what the presentation will be on.

There being no further business **a motion was made by Rick Holden and seconded by Tim Harner to end the meeting at 7:34 p.m. Motion carried unanimously 5-0.**

Respectfully submitted:

Marueen L. Werner
Recording Secretary