TOWN OF PARMA PLANNING BOARD NOVEMBER 4, 2010

Members Present: Chairman Ed Fuierer

Executive Secretary Jack Barton

Tod Ferguson Tim Harner Bob Pelkey

Member Absent: Steve Aprilano

Public Present: Kris Schultz (Schultz Associates), Randy Bebout (T.Y. Lin

International) and Jim Roose (TB).

Meeting started: 7:05 pm

PUBLIC HEARING

Mason Site Plan 1 Lot 4846 Ridge Road West

Chairman Ed Fuierer read the Legal Notice.

Kris Schultz presented the plans to the Board and reviewed the plans with the Board and the public.

Mr. Schultz stated that the applicant has received two variances from the Zoning Board of Appeals, front set back and width of lot.

The property has Federal wetlands, a wood lot and a DEC wetland on it but none of them are being impacted by the proposed building. The have gotten good percs on the property and are proposing a "drop box" system, the have added the sight distances to the plans and have already submitted the revised plans to the Health Department and Water Department and they are both ready to sign.

Chairman Ed Fuierer read the following correspondence:

Department of Planning and Development
Town Engineer
10/18/2010
09/01/2010

Chairman Ed Fuierer opened the Public Hearing.

PUBLIC COMMENTS:

None

BOARD COMMENTS:

Jack Barton stated that the "overlays" for the wet lands and wood lot still have the key from the old "overlay" and is very confusing. Mr. Barton asked that these be removed. Mr. Schultz stated that he would.

Per the NYS DOT's comment they will only allow one driveway and the plans still show two driveway cuts. Mr. Schultz stated that he still needed to talk to his client to see which one they wanted to keep, he will take care of before final plans are submitted.

CONSERVATION BOARD:

Mr. Barton stated that the Conservation recommended that the Board grant a negative declaration for this application as long as all the comments and concerns from the referral agencies are addressed.

Chairman Ed Fuierer closed the public hearing.

A motion was made by Tod Ferguson and seconded by Bob Pelkey to recognize this application as an unlisted action and to grant a negative declaration for the application. Motion carried unanimously 4-0 (Steve Aprilano absent).

A motion was made by Tod Ferguson and seconded by Bob Pelkey to grant Preliminary approval for this application. Motion carried unanimously 4-0 (Steve Aprilano absent).

MISCELLANEOUS

Hess Express

5028, 5030 and 5034 Ridge Road West

Randy Bebout stated that the applicants were looking for an update to the final approval granted by the Board for this application.

Mr. Bebout stated that Hess is paying rent on the property, have a lease and that they have every intention to build on the property.

Jack Barton stated that the 1st phase of the original plans was the demolition of the structure(located at 5034 Ridge Road West) to the west, any plans on when that was going to be started. Mr. Bebout stated that the applicant would like to start the demolition at the time that they were ready to build, it was more financially responsible to do it all together. Mr. Bebout asked if there are any issues with the structure remaining, Hess has been maintaining the property. Mr. Barton stated that he is not aware of any issue with public safety if the structure remained.

5028, 5030 and 5034 Ridge Road West Continued:

A discussion was held on whether the asbestos survey and additional administrative paperwork that needed to be submitted. Mr. Bebout stated that he believed that was already completed.

Mr. Bebout stated that he has already gotten the Health Department and Water Authority to update their approvals.

A representative from HESS, Andy Lautenbacher, was at the meeting and stated that if there were any issues at the site the Town should "reach out" to him and he will take care of anything that needed to be done. He gave Mr. Barton is business card.

Mr. Ferguson asked if there was a time line when the construction is scheduled to start. The representative stated that it was on the 2011 wish list to be completed for about two days but was removed.

Chairman Ed Fuierer asked if there were any changes to the plans. Mr. Bebout stated that there were none.

Tod Ferguson made a motion to update the Planning Board Approval for this application with the provision that no further extensions would be entertained until the house to the west is demolished per the original plans. (The representative from Hess, Andy Lautenbacher, agreed that this was reasonable and agreed to it.) Motion was seconded by Tim Harner. Motion carried unanimously 4-0 (Steve Aprilano absent).

<u>Ponderosa Subdivision</u> <u>Lot 1</u> <u>155 Bennett Road</u>

Jack Barton showed the plans for this application that were approved by the Planning Board on 12.18.1995 and the re-subdivision was approved on 6.22.2010. Mr. Barton stated that the owner would like the Board to update their approval of Lot 1 of the subdivision.

After reviewing the plans a motion was made by Tim Harner and seconded by Bob Pelkey to update the approval for lot 1 of the Ponderosa Subdivision. Motion carried unanimously 4-0 (Steve Aprilano absent).

440 Moul Road Site Plan

Jack Barton showed the plans for this application that were approved by the Planning Board on 02.02.2006 and that the owner would like the Board to update their approval of the site plan.

There were a few minor changes to the plan, the septic has been "turned", a pond has been added to the north and a foot print of the proposed home has been added instead of a square.

A motion was made by Bob Pelkey and seconded by Tim Harner to update the approval of the plans with the minor changes as shown on the plans and that silt control be added around the proposed pond to the north. Motion carried unanimously 4-0 (Steve Aprilano absent).

A motion was made by Tim Harner and seconded by Bob Pelkey to approve the minutes of the October 18, 2010 as presented. Motion carried unanimously 4-0 (Steve Aprilano absent).

Jack Barton reviewed with the Board the following items:

- 1. The application for 1220 Hilton Parma Corners Road that is before the Zoning Board of Appeals.
- 2. The items for the agenda of the next Planning Board meeting.
- 3. What transpired at the last Town Board meeting.

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

Respectively submitted,

Maureen L. Werner Recording Secretary