

**PARMA PLANNING BOARD
DECEMBER 6,2007**

Members Present:

Chairman
Executive Secretary

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

Public Present: Randy LaDieu (LaDieu Associates), Jong Kim (LaDieu Associates), John Sciarabba, Glenn Thornton, and Richard Coia.

Meeting started: 7:00 p.m.

CONTINUING BUSINESS

KIRBY'S COMMERCIAL SITE PLAN 4671 & 4675 Ridge Road West

Jong Kim and Randy LaDieu presented to the Board plans for this site in application for final approval and for merging of properties as shown on plan.

Jack Barton passed out a letter from Larsen's dated December 4, 2007.

Jong Kim reviewed the following with the Board:

1. Buffering of property to west
2. Drainage easement
3. Storm Management Facility Agreement

The following signatures were on the plans:

1. Town Engineer: December 4, 2007
2. Monroe County Health Department: December 4, 2007

Tod Ferguson asked if the engineer had the architectural renderings of the buildings as requested at the last meeting. Mr. Kim stated that he showed the renderings at the last meeting and he thought that that was sufficient. Mr. Ferguson stated that the Board had requested that the final renderings be added to the final plans, so that the Board knew exactly what the buildings were going to look like.

Rick Holden asked what the storage building were going to look like, what were the colors of the storage buildings and were they going to be steel. Mr. LaDieu stated that the storage buildings were going to be brownish in color and the roofs will be shingled.

Kirby's Continued:

After a lengthy discussion the Board agreed that they were not willing to "sign off" on these plans without seeing the final architectural renderings of what the buildings are going to look like especially since these buildings will be seen from Ridge Road.

Jack Barton stated that he would like to have the Town Attorney review the Storm Management Facility Agreement before the final approval is given on the plans.

A motion was made by Rick Holden and seconded by Tod Ferguson to table this application until such time as the final architectural renderings for the buildings on this site are presented to the Board. Motion carried unanimously 5-0.

NEW BUSINESS5017 Ridge Road WestCommercial Site Plan

John Sciarabba presented to the Board a plan for this site for conceptual review.

Mr. Sciarabba reviewed with the Board the following items on the plans:

1. The property is located at the southeast corner of 259 and Ridge Road
2. The property is 1.3 acres and is zoned General Commercial
3. Proposing a 7400 sq. ft. building
4. Property is serviced by public water and gas
5. They are proposing a modified raised septic system
6. The existing leach system for the property to the west is partially on their property, there is an existing easement for this
7. That they will need to apply to the Zoning Board of Appeals for three (3) variances for this application:
 - i. Set back for the parking lot from Ridge Road
 - ii. Reduced number of required parking spots
 - iii. The proposed building covers 39% of the lot and the zoning only allow for 35% max.

Mr. Sciarabba then reviewed with the Board why he felt the variances were needed.

8. That the drive isle is proposed to be 40 feet wide.
9. There are 4 units proposed for the building. Mr. Sciarabba showed the Board preliminary architectural renderings of the buildings.
10. There are two tax account numbers and they will be asking for the lots to be combined.

Rick Holden asked what they were proposing to do with the drainage from the site. Mr. Sciarabba stated that they are proposing underground drainage to run under the parking lot with a catch basin then under the road. They are also trying to decrease the amount of runoff from the property.

5017 Ridge Road West Continued:

A discussion was held on the parking situation and if a cross access easement between this property and the property to the west would benefit the properties.

Tim Harner asked if the engineer he had spoken to the people at the Church to the east. Mr. Sciarabba stated that they had not but they would make an effort to do that.

The Board agreed to send the applicant off to the Zoning Board of Appeals to apply for any necessary variances that may be needed.

Sleepy Hollow Subdivision 8 lots 907 Burritt Road
Glen Thornton presented to the Board plans for a 8 lot subdivision for conceptual review.

Mr. Thornton reviewed with the Board the following:

1. The property is 40.4 acres
2. There is an existing vacant home and barn on the property that are proposed to be torn down
3. That 7 of the lots are conforming and one lot on Burritt Road has a variance from the Zoning Board of Appeals for sub-standard width. Jack Barton asked that the engineer place a note on the plans setting out the variance granted by the Zoning Board of Appeals for this lot.
4. The wood lot on the property
5. That they are proposing to have public water, public gas and private septic for each lot.
6. The drainage of the site and a few issues that need to be addressed.
7. Proposed driveways for the lots. Jack Barton pointed out that the Town Standards call for a width of 12 feet for a driveway. The Board stated that the driveways will need to be stationed.
8. The proposed water easement over lots 7 and 8 and why it is needed.

The Board reviewed with the engineer the fire protection requirements that the Town is reviewing.

Tod Ferguson asked to have the existing home on the adjacent properties located and placed on the plans. Mr. Thornton stated that he would do that.

Jack Barton stated that the Conservation Board had met last night and at their meeting they did an initial review of the plans.

A discussion was held on the fact that this property was an old orchard and that the engineer should be aware that there may be a problem with lead arsenic from the old orchard and the Board suggested that the engineer may want to have the soils check. Mr. Thornton stated he would look into this.

Sleepy Hollow Continued:

A discussion was held on the wood lot EPOD that was on site and Jack Barton stated that he had walked the property with the owner and that there were not a lot of mature trees mostly scrub. Mr. Barton stated that once the owner has contracted with someone for the clearing of the site they would submit new plans for what they would like to clear and at that time the Building Department would issue the permit if that was okay with the Board. After a short discussion the Board agreed.

Mr. Barton stated that the engineer needs to put the proposed grading and house elevations on the plans and that the Town will require that a description for the proposed utility easement will have to be filed in the County Clerk's office if and when it is approved.

The Board agreed conceptually with the plans and okayed it to be sent off to the referral agencies for the comments and concerns.

MISCELLANEOUS

5421 & 5433 Ridge Road West

Property Merge

Richard Coia presented to the Board plans to merge a plan showing the merging a 49.50' x 317.31 strip from tax account #071.01-2-18.11 (5421 Ridge Road) with tax account 071.01-2-35.21 (5433 Ridge Road). Mr. Coia stated that his clients purchased 5433 Ridge Road and when they purchased the property one of the buildings that belong to their property seems to be on this small strip and that they believed that they would purchasing this portion of the property also. And that presently they were in litigation with the seller to clear up this problem.

After reviewing the plans and the larger tax map showing the entire parcel for 5421 Ridge Road the Board concluded that by merging this strip with 5433 Ridge Road the Board would be creating a land locked parcel and that was not allowed.

After reviewing with Mr. Coia the problem the Board suggested that Mr. Coia contact the attorney for the seller and let him know that if his client merges his tax account numbers 071.01-2-18.11 and 071.01-2-16 (which has access to Ridge Road) into one property this will elevate the problem of tax account number 071.01-2-18.11 becoming a land locked property when cutting off that 49.50' x 317.31 strip to be merged with tax account number 071.0-2-35.21 as requested.

A motion was made by Tod Ferguson and seconded by Bob Pelkey to table this application until such time that the issue of creating a land locked parcel was resolved. Motion carried unanimously 5-0.

750 Curtis Road

Re-Subdivision

Jack Barton stated that the application to re-subdivide this land will create a zoning violation and that the applicant has requested that the Planning Board refer this application to the Zoning Board of Appeals.

The Board agreed to refer this plan to the Zoning Board of Appeals.

Jack Barton reviewed with the Board what was on the agenda for the next meeting and asked that the Board members go out and take a look at the property that was on the agenda for a renewal of a their fill permit.

Jack Barton passed out a letter from the Fire Department dated December 4, 2007 in which they gave their recommendations in regards to the fire protection standards that were proposed to be placed in the Town’s design criteria.

A lengthy review and discussion on the letter was held. *After review the Board has concerns with the Fire Departments change in position as to the options available to home owners.*

A motion was made by Tod Ferguson and seconded by Rick Holden to approve the November 19, 2007 minutes as presented. Motion carried unanimously 4-0 (Tim Harner absent).

There being no further business a motion was made by Bob Pelkey and seconded by Tod Ferguson to end the meeting at 8:34 p.m. Motion carried unanimously 5-0.

Respectfully submitted:

Maureen L. Werner
Recording Secretary