TOWN OF PARMA PLANNING BOARD FEBRUARY 4, 2010

Members Present:

Chairman Executive Secretary Ed Fuierer Jack Barton Tod Ferguson Bob Pelkey Rick Holden

Tim Harner

Member Absent:

Public Present: Jim Kibby and Jim Roose (TB).

Meeting started: 7:00 pm

CONTINUING BUSINESS

5010 Ridge Road WestCommercial Site PlanJohn Sciarabba presented to the Board conceptual plans for this site.

Mr. Sciarabba reviewed with the Board that he was before the Board a few months ago with these plans but at that time the owner decided to rescind his application so that he could make the necessary renovations needed to the existing home.

Mr. Sciarabba then stated that the renovations to the existing home have been done, the septic has been inspected, the Area Variance has been granted for home occupied office and that the plans that are being presented to the Board at tonight's meeting are more of a "glorified" parking lot plan. Mr. Sciarabba stated that they have improved the parking by adding a handicap parking spot at the front of the property and 6 dedicated parking spots in the rear of the property. Mr. Sciarabba stated that the owner's goal is to have the person who will be running the insurance business at the home also be the occupant of the apartment. Mr. Sciarabba pointed out that there is plenty of room for snow storage.

Chairman Ed Fuierer asked about the runoff from this site. Mr. Sciarabba stated that there should not be much more runoff from the site with the improvements and that the water runs to the back of the property which is where the water currently is running off.

Chairman Ed Fuierer questioned about the fence that the owner talked about putting along the west property line at the last meeting. Mr. Sciarabba stated that the neighbor is currently using their driveway and the owner really does not want to put up the fence if it is not necessary, wants to be a good neighbor and keep things friendly.

Rick Holden asked if the property located at 5014 was zoned the same as this property. Mr.

PLANNING BOARD 2010 Ridge Road West Continued:

Barton stated that is was a pre-existing non-conforming property that was zoned commercial.

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A discussion was held on screening and if there was a need for it.

Mr. Sciarabba stated that the plans show that there is a proper driveway aisle of 24 feet.

Mr. Barton questioned the "black dot" on the plans that is labeled "man hole" and why it was on the plans. Mr. Sciarabba stated that they were working on a landscaping plan and this was from the "overlay" of the landscaping plan and was mistakenly left on the plan. He would have it removed.

A discussion was held on the drainage of the property, the current septic system and how the Board wanted to handle this application and what referral agencies they wanted the plans sent to.

Rick Holden asked what the plans for the exterior of the existing house was. Mr. Sciarabba stated that he believes the owner is planning on putting a "dryvit" product on the home but is not sure what color.

A discussion was held on the owners plans for a sign on the building. Mr. Sciarabba stated that he believes he is planning on staying within Town Codes. A discussion was then held on when the owner could put up a "coming soon" sign on the building.

After deliberation the Board agreed that they would like to have the plans sent to the County, Town Engineer, Conservation Board and Fire Marshal for their review and comments.

MISCELLANEOUS

Sobb SubdivisionLot 240 Pine Hill RoadJack Barton presented to the Board the original subdivision plans that were originally given final
approval back on June 17, 2002. Mr. Barton stated that the Health Department has reviewed the
plans and gave their re-approval for another 2 years on December 29, 2009.

Mr. Barton stated that the owners have requested that the owners of Lot 2 are looking for an updated approval from the Planning Board.

After reviewing the plans, a motion was made by Tod Ferguson and seconded by Bob Pelkey to update the Planning Board final approval of Lot #2 of the Sobb Subdivision for two years. Motion carried unanimously 4-0 (Tim Harner absent).

Jack Barton passed out a article on SEQR Update from the Fisher Associates publication Alert, Issue 25. A discussion followed on the article.

A lengthy discussion was held on the Monroe County Health Departments guide lines for

PLANNING BOARD <u>Miscellaneous Continued:</u> Hazardous Materials on a subdivision.

A motion was made by Tod Ferguson and seconded by Bob Pelkey to approve the minutes of the January 18, 2010 meeting 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 7:50 pm. Motion carried unanimously 4-0 (Tim Harner absent).

Respectively submitted,

Maureen L. Werner Recording Secretary -3-