

# TOWN OF PARMA PLANNING BOARD

## OCTOBER 18, 2010

Members Present:

Chairman  
Executive Secretary

Ed Fuierer  
Jack Barton  
Tod Ferguson  
Tim Harner  
Bob Pelkey  
Steve Aprilano

Public Present: Glenn Thornton, Gregg Mueller, Katherine Mueller, Todd Thomas, Jim Roose(TB), Migirdic Colakoglu and Nancy Colakoglu.

Meeting started: 7:05 pm

### CONTINUING BUSINESS

4768 Ridge Road West Soil Erosion and Sedimentation Control Plan  
Glenn Thornton presented to the Board a revised plan for this site.

Mr. Thornton stated that the following changes had been made:

1. The berm has been increased in size and is now proposed to be 4 feet high, 8 feet wide at top, has a 1 on 2 side slope, and proposed double row of 6 feet high Austrian Pines.

Mr. Thornton stated that the owners had put down more seed, some had taken, not a great deal, no regrading work has been done since the last meeting, the straw bales have been placed in the drainage swale and has adjusted the silt fence. Mr. Thornton stated that he realizes that if the Board approves this plan, the silt fence will have to be rearranged after the regrading and berm are done. Mr. Thornton stated that 400 yards of fill material will have to be brought in, they are going to be getting it from the First Baptist Church on Manitou.

Chairman Ed Fuierer asked if the owner will be doing the grading right away. Mr. Thornton stated that yes he will be building the berm first and then doing the regrading. VerHulst will be planting the trees.

Tod Ferguson asked what the schedule for this plan was. Mr. Thornton stated the owner would like to start immediately, would like to do it right now, but will start either this week or next.

Todd Thomas - 349 Dean Road - Adjoining property to North:

4768 Ridge Road Continued:

Questioned the choice of Austrian Pines, he thought that that over time the bottoms tend to thin out on these trees. Mr. Thornton stated that these trees are a good choice and that they have some thinning but overall the best choice for this type of screening.

A discussion was held on the trees and the proposed berm.

After reviewing the plans a motion was made by Tod Ferguson and seconded by Steve Aprilano to approve the redesigned plans with landscaping and to issue a 90 day fill permit for the berm and to fill in the low lying areas as shown on the plans.

### NEW BUSINESS

1220 Hilton Parma Corners RoadCommercial Site Plan

Migirdic Colakoglu presented to the Board plans to extend the existing building. Mr. Colakoglu stated that the plans were approved last year but he never started the approved plans because of an issue he had with a handicap bathroom. The handicap bathroom has been added to the new plans. Mr. Colakoglu also showed the board a rendering of what the proposed building will look like when finished.

Chairman Ed Fuierer asked if all the variances that are required have been approved. Mr. Colakoglu stated that there was a small hold up on the variances.

Jack Barton presented to the Board a copy of the plans that they had approved back in August of 09'. The following changes were made to the new plans:

1. Building is larger. Original plans show building at 2884± square feet and the new plans show the building at 3040 square feet.
2. Fencing has been added to 2 spots on the.

Mr. Barton stated that the original variances that were received from the Zoning Board of Appeals for side set backs was 25 feet and 17.04 feet for the respective streets. The new plans show that the proposed set backs were at 17 and 17 feet.

Mr. Barton stated the applicants are on the agenda for Thursday's nights Zoning Board of Appeals for application for the needed variances.

Mr. Colakoglu stated that he was looking to get approval on the plans under the current zoning so that he could get started on the work and then after the meeting Thursday night, if variance is granted, he will come back to get approval with the variances.

A lengthy discussion followed on this request. The Board reviewed that the original plans were conforming to the granted variance of 17.4 foot set back from Parma Center Road.

1220 Hilton Parma Corners Road Continued:

The plans that were before them tonight show a set back of 17 feet from Hilton Parma Corners Road and a 17 foot set back from Parma Center Road.

Jack Barton explained that the variance for the 17.4 foot set back has expired because the building permit was not issued in the statutory time limit.

A discussion followed on how the Board wanted to proceed. The Board felt that because the new plans show the setbacks smaller than the Zoning Board of Appeals had approved they could not move on this application until the applicants had gone before the Zoning Board of Appeals for their decision on the application for new setbacks per this plan.

Mueller Site Plan1150 Clarkson Parma Town LineRoad

Bob Bringley presented to the Board conceptual plans for this site.

Mr. Bringley stated that the site is on the east side of Clarkson Parma Town Line Road, is a 13 acre site, there was a prior application on this site back in 2000 but never constructed, the home will be serviced by a septic system, public water, has a walkout basement, the house faces north and meets all set back requirements.

Mr. Bringley stated that the plans differ from the plans seen by the Board back in 2000, they have moved the septic and house closer to road. Mr. Bringley stated that the proposed septic is a "tight soil system", the flood plain for Salmon Creek to the south is plotted on the plans and there is an existing maintenance easement over the property to the Town of Parma.

Steve Aprilano asked how much sand will be needed for the septic system. Mr. Bringley stated 3 feet.

Jack Barton stated that he had already called engineer to request that the 100 feet buffer zone that is required on all State Wetlands, which Salmon Creek is, needed to be on the plans, he did not see this. Mr. Bringley stated he would put them on the plan.

Mr. Barton also asked for the following to be put on the plans:

1. Site distances.
2. Distance to nearest intersection.
3. Finish floor of house needs to be noted on plans, they have finished pad on plans.

Mr. Bringley stated he would have these added to the plans.

Muller Site Plan Continued:

Chairman Ed Fuierer asked if they would be hauling in any fill. Mr. Bringley stated they would not be.

The Board agreed to have the plans sent out to all the referral agencies for their review and comments.

904 Hilton Parma Corners Road Fill Permit Extension

Jack Barton stated that the Board had reviewed this at the last meeting and the owner has now asked to have a 90 day extension of the original fill permit, not to do any additional filling but to get 80% cover on the site.

After a small discussion a motion was made by Tod Ferguson and seconded by Bob Pelkey to grant a 90 day extension for the original fill permit for this application. Motion carried unanimously 5-0.

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A motion was made by Steve Aprilano and seconded by Bob Pelkey to approve the minutes of the October 7, 2010 with the following corrections:

1. All SWIPP be changed to SWPPP.
2. Page 4, 4<sup>th</sup> paragraph add the following: 10 foot span at top of berm and trees staggered.

Motion carried 4-0 (Tim Harner absent from 10/7/2010 meeting).

Jack Barton reviewed with the Board the proposed changes to the Zoning laws.

Jim Roose gave a quick update on the Town Board Agenda.

Steve Aprilano stated he would not be at the next meeting.

The Board reviewed future agendas with Mr. Barton.

There being no further business, a motion was made by Tim Harner and seconded by Bob Pelkey to end the meeting at 7:47 pm. Motion carried unanimously 5-0.

Respectively submitted,

Maureen L. Werner  
Recording Secretary