

**PARMA PLANNING BOARD
NOVEMBER 19, 2007**

Members Present:

Chairman
Executive Secretary

Ed Fuierer
Jack Barton
Rick Holden
Tod Ferguson
Bob Pelkey

Member Absent:

Tim Harner

Public Present:

Rich Maier (Maier Land Surveying), Arnold Carmichael, Shari Studley, Tim Studley, Carm Carmestro (TB), Adam Freeman (Land Tech), Daryl Maslanka, Randy LaDieu (LaDieu Associates), Jong Kim (LaDieu Associates), Rob Thorpe, Stan Hoy and AJ Barea.

Meeting started:

7:04 p.m.

CONTINUING BUSINESS

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

Jong Kim presented to the Board plans for this site in application for preliminary approval.

Chairman Ed Fuierer read Larsen's letter dated 11/16/2007.

Mr. Kim stated the following regarding the plans:

- the lighting plan has been submitted.
- they are redeveloping the driveway/entrances to meet current standards.
- they have added the foot print of the house to the west and will be installing a chain link fence with slats as a buffer between the two properties.
- he has spoken with the Fire Marshal and a 30 to 36 feet fire lane will be sufficient.
- he showed the Board pictures of what the exterior of the buildings will look like when completed.

Jack Barton asked about the drainage easement that was discussed at the prior meeting. Mr. Kim stated that the area that the Board is seeking a drainage easement over is not on this site, it is on the adjoining site.

Rick Holden asked what would happen to the drainage of this site if the pipe on the adjoining property was blocked. Randy LaDieu stated that the drainage of the property flows as follows: this site picks up the drainage from the property to the east along with the drainage from this site and will flow into the pond on this site where they will be able to control more of the water being discharged on to the property to the west. Mr. Kim stated that there is a maintenance agreement in place for the drainage on this site.

Kirby's Continued:

Mr. LaDieu stated that he would speak with the owner of the property to the west to see if he can't get him to give a drainage easement to the Town over the existing pipe.

Tod Ferguson asked if Mr. Kim could put on the plans exactly where they will be placing the fence gates between the buildings, as discussed at the previous meeting. Mr. LaDieu stated that at this time the owners are not proposing any fence gates between the buildings but in the future if they want to put them in, he will instruct them that they will have to come back before the Board for their approval.

A review of the chain link fence being proposed on the west property line. The Board asked Mr. Kim to show them exactly how far to the north the fence will be, they want to make sure that the fence will buffer all of the lights from any potential cars. The Board then asked him to put this on the plans.

A motion was made by Rick Holden and seconded by Bob Pelkey to grant preliminary approval for this application. Motion carried unanimously 4-0 (Tim Harner absent).

Freeman Subdivision 1 Lot 96 Butcher Road

Arnold Carmichael presented to the Board plans for this site for review for final approval. Mr. Carmichael pointed out to the Board the construction notes that he had placed on the plans.

The following signatures were present on the plans:

Town Engineer: November 2, 2007
 Monroe County Water Authority: June 26, 2007
 Monroe County Health Dept.: November 19, 2007

After reviewing the plans, **a motion was made by Tod Ferguson and seconded by Bob Pelkey to grant final approval to this application. Motion carried unanimously 4-0 (Tim Harner absent).**

NEW BUSINESS

1010 Clarkson Parma Town Line Road Site Plan

Daryl Maslanka presented to the Board conceptual plans for this site.

The plans show a single family home located 1180 feet from the road, to be serviced by public water and a private septic, a proposed pond (they will be using fill for home), a bubble @ 300 feet on the driveway, and driveway also has a proposed turnaround.

Mr. Maslanka stated that he is looking into putting sprinklers in the proposed home, along with a dry main. As this is going to be his own home, he will probably do both.

Chairman Ed Fuierer reviewed the proposed cul-de-sac and the dimensions that will be required.

1010 Clarkson Parma Town Line Road Continued:

Mr. Maslanka was given an overview of the new fire protection standards that the Board is working on with the Town Board.

Tod Ferguson stated that he was concerned with the straight portion of the driveway, that for 350 feet the headlights from a car leaving this property will be shining into the house located at 1020 CPTL Rd. Mr. Maslanka stated that he has thought of this and he is either going to put up a fence or plantings. Will probably talk with the owners of that property to see what is best for them.

The Board agreed conceptually with the plans and agreed to have them sent off to the referral agencies for their comments and concerns.

196 Hamlin Parma Town Line Road

Site Plan

Adam Freeman presented to the Board conceptual plans for this site.

The plans show a single family home, approximately 600 feet from the road, to be serviced by public water and a private septic system.

Mr. Freeman stated that there is a low area on the neighbor's property and that they are not really changing the discharge from this site to this area. Mr. Freeman reviewed the drainage for this site.

Chairman Ed Fuierer asked if there was any hydrants near this site. Mr. Freeman pointed out the hydrant on the plan.

Rick Holden stated that he would like to make sure that the Fire Marshal receives these plans, they might like to have the driveway stationed.

The Board agreed conceptually with the plans and agreed to have them sent off to the referral agencies for their comments and concerns.

Wegman Property

496 Curtis Road

Adam Freeman presented to the Board sketch plans for this site to get the Board's opinion on the site.

Rick Holden excused himself from the Board for personal reasons.

Mr. Freeman stated that there were 3 different plans, the first having 74 lots, the second having 75 lots and the third having 99 lots. The plans show a large flood plain on the northwest corner of the property. Mr. Freeman stated that the client may want to go with a cluster plan but they are awaiting his decision on this.

The plans show the properties being serviced by public water and the developer extending the gravity sanitary sewer from the south. They have already sent the plans for extending the sanitary sewer

Wegman Continued:

to the Army Corp for their review. They have received a letter from them stating that they are “okay” with the proposed crossing of West Creek.

Tod Ferguson asked if there were any plans to expand this subdivision to the south. Mr. Freeman stated that he was not aware of any.

A discussion was held on the number of homes on a cul-de-sac.

Tod Ferguson asked if the sewer will be available to the homeowners along North Avenue as they are bringing it down to this site. Mr. Freeman stated he did not see why they couldn’t put in “y” connectors and leave it up to the homeowner to run from the “y” connector to their individual home.

Tod Ferguson asked if the proposed design for the sanitary sewer will be for full hook up. Mr. Freeman stated that the 8" will have capacity for all the homes.

4621 Ridge Road West

Commercial Site Plan

Rick Holden rejoined the Board.

Adam Freeman presented to the Board conceptual plans for this site. Mr. Freeman stated that the Board did see this plan several years ago for conceptual, but the client did not want to proceed with it until this time and they therefore have to come back for a new conceptual approval.

Mr. Freeman stated that there are a few changes to the previous plans. The wetlands have been delineated and the buildings are different sized and have been moved forward a little. They will be using the existing septic system.

Mr. Freeman reviewed the drainage of this site.

Rick Holden stated when they first brought these plans in there was a lot of concern with the work that had been done to the site and the fact that this work was “blocking” the drainage of the properties to the south. Mr. Holden asked if Mr. Freeman had been to the site. Mr. Freeman stated that he had been to the site and it does not look like there is any piles in the existing swale and then reviewed what was existing on site.

Chairman Ed Fuierer asked if the culvert under Ridge Road was working. Mr. Freeman stated that it was and that they have located the inverts for the culvert. A small discussion was held on this.

A lengthy discussion was held on the drainage of this site.

Jack Barton stated that the first plans were for storage and additional parking. These plans now are for a proposed used auto sales lot. That the owners will have to go to the Zoning Board of Appeals for a Special Use Permit for this site. Mr. Barton also stated that 4615 and 4621 Ridge Road have been merged into one tax account number and this needs to be indicated on the plans.

4621 Ridge Road Continued:

Mr. Barton stated that presently there is a Special Use Permit in effect for 4621 Ridge Road and that the owners will have to petition the Zoning Board of Appeals to modify this Special Use Permit to allow the proposed used car lot.

Tod Ferguson questioned how many signs will be allowed. Mr. Barton stated that he believes that it is one per business but he would look that up and let the Board know.

Carm Carmestro asked if this is going to be an auto repair shop or auto sales shop. Mr. Barton stated that their cover letter stated auto sales.

Tod Ferguson stated that on the first plan there was woods and brush shown, but this plan shows a pond. Are you proposing to take the brush out? Mr. Freeman stated that they are.

Mr. Ferguson asked if there will need to be a buffer between the commercial and residential properties? Mr. Barton stated that he will look at the Zoning to find out exactly what is required for buffer. Mr. Ferguson stated that he wants the Engineer to be aware that is a concern for this site. Mr. Barton read aloud the screening requirements.

The Board agreed conceptually with the plans and agreed to have them sent off to the referral agencies for their comments and concerns.

MISCELLANEOUS BUSINESS

Parkway Manor Re-Subdivision 207 Huffer Road

Rich Maier stated that he has spoken with his clients and that they understand that they will need to petition the Zoning Board of Appeals for a variance for this application and asked the Board for their referral to the Zoning Board of Appeals.

The Board agreed to have this application sent off to the Zoning Board of Appeals.

Ogden Parma Town Line Road Re-Subdivision Lots 14 & 15

AJ Barea presented to the Board plans to merge tax account numbers 070.04-1-42 and 070.04-1-43 into one tax account number. The new parcel will be 284.65 feet by 325.25 feet.

Mr. Barton stated that the owner of the properties had applied to the Zoning Board of Appeals for a storage building on the second parcel, which was granted on the condition that the owner get the two properties merged into one.

A motion was made by Rick Holden and seconded by Bob Pelkey to grant the merging of tax account numbers 070.04-1-42 and 070.04-1-43 into one tax account number. Motion carried unanimously 4-0 (Tim Harner absent).

Blanda Subdivision 5360 Ridge Road West

Jack Barton stated that these plans were originally signed by the Chairman back on 5/18/2007 and then updated on 9/4/2007 and the applicant has requested that the Chairman update his signature. Chairman Ed Fuierer updated his signature.

625 Curtis Road

Jack Barton presented to the Chairman the revised plans for this site plan (the easement has been relocated per the Board's request) and requested the Chairman to sign the plans.

Chairman Ed Fuierer signed the plans.

A motion was made by Rick Holden and seconded by Bob Pelkey to approve the November 1, 2007 minutes as presented. Motion carried unanimously 4-0 (Tim Harner absent).

Jack Barton passed out the proposed meeting schedule for 2008 for the Board's review.

Rick Holden gave a quick update on the Open Space Committee that he is on.

There being no further business **a motion was made by Rick Holden and seconded by Tod Ferguson to end the meeting at 8:22 p.m. Motion carried unanimously 4-0 (Tim Harner absent).**

Respectfully submitted:

Maureen L. Werner
Recording Secretary