

**TOWN OF PARMA PLANNING BOARD  
FEBRUARY 1, 2007**

Members Present:

Chairman  
Executive Secretary

Ed Fuierer  
Jack Barton  
Bob Pelkey  
Tod Ferguson

Members Absent:

Tim Harner  
Rick Holden

Public present: Bob Crowley, Dan Crowley, Dave Matt (Schultz Associates), Keith Ryan, Carm Carmestro (TB) and Armando Capuano

Meeting started: 7:07 pm

**NEW BUSINESS**

All Seasons Subdivision Section 4 17 Lots

Dave Matt presented to the Board plans to decrease the number of lots in this approved section from 32 lots to 17 lots. Mr. Matt stated that the plans have not changed but will be putting in a turn around between lots 414 and 417 and that they will be putting in the pond as previously approved during this phase.

Tod Ferguson asked if the storm water management would change because of this reduction. Mr. Matt stated that it will pretty much stay the same.

Mr. Crowley stated that he is asking for the reduction of lots because of the taxes on approved lots are too expensive to carry for the next two years. Building is consistent with 11- 12 lots per year and not financially feasible to do all 32 lots at once.

After reviewing the plans the Board agreed to send the plans out to the referral agencies for their comments and concerns.

**MISCELLANEOUS**

LaFountain Subdivision Update Approval

Jack Barton passed out copies of the originally approved plans, approved 11/2/1995.

Mr. Barton stated that was some filling being done on the site, per the plans but that is all that has been done to the site. That there have been some complaints about the drainage along Parma Center Road but that he has walked the site and did not feel that the fill that was brought in or where it was placed had an impact on the drainage.

A discussion was held about the drainage and it was decided that Mr. Barton would speak with the Town Highway Superintendent regarding the catch basin to the west that appears to be too high.

Chairman Ed Fuierer asked if there were any plans for a pond. Mr. Barton stated none.

Mr. Barton stated that the County Health Department has already updated their approval.

LaFountain Subdivision continued:

**A motion was made by Tod Ferguson and seconded by Bob Pelkey to update the approval of this site plan. Motion carried unanimously 3-0 (Rick Holden and Tim Harner absent).**

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Mr. Barton discussed with the Board that they Town will be supplying them with the Town Code 130. And that they could either get that in a separate binder from Town Code 165 (which they already have) or they could turn in their Town Code 165 and get both Codes in a three ring binder. The Board all agreed that they would like the three ring binders.

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Ryan Site Plan 1776 Hilton Parma Corners Road

Keith Ryan submitted to the Board plans to convert an existing home into a business. The home is located in a Commercially Zoned area. The only changes that they are making to the site is adding a stone parking lot in the back of the building and adding handicap parking spaces in front. There will be a total of 20 parking spaces added to the site. Jack Barton stated that the amount of parking spaces proposed meets the Zoning Code.

A discussion was held on the difference between paving the parking lot and leaving it stone. The Board wanted the applicant to realize that if he ever wanted to pave the parking lot he would need to come back before the Board to get their approval. The Board asked that a note be added to the plans reflecting this.

A discussion was held on lighting of parking lot. Mr. Ryan stated that they are planning on putting two light poles on the south corners of the parking lot. The Board reviewed the requirements for lighting with Mr. Ryan. Mr. Ryan stated that he would do whatever needed to be done.

Tod Ferguson asked what the business hours would be. Mr. Ryan passed out a Business Plan that outlined the hours of operation: 8 am to 5 pm Monday - Friday.

A discussion was held on where the division of the commercial property and the residential property begins. The Board stated that they would like to see this line set out on the plans.

Tod Ferguson asked if there would be any change in the grade of the property with the addition of the parking lot. Mr. Ryan stated that they will be keeping the grade and that the property sheets to the pond.

The Board had a discussion as to whether they should send the plans out for Engineer review. The Board agreed that as long as the parking lot is not paved they did not believe that Engineer review was needed.

A discussion was held on the placement of the Handicap parking spaces. The Board agreed that having the Handicap parking spaces at the south end of the building would be acceptable, as there will be Handicap access at the south east end of the building and at the middle of the building.

**Ryan Site Plan continued:**

After a short discussion, **Tod Ferguson made a motion and Bob Pelkey seconded it to approve the site plan with the following additions to the plans: 1) A note stating that if any paving is done to the parking area the plans must be brought back before the Board, 2) A note stating the lighting proposed on the site that conform with Town Code and 3) the Commercial Zoning and Residential Zoning be labeled on the plans. Motion carried unanimously 3-0 (Rick Holden and Tim Harner absent).**

West Creek Wood Subdivision

Armando Capuano came before the Board to discuss a re-subdivision of the second phase of this project. Mr. Capuano stated that he is the mortgage holder for this Subdivision. Mr. Capuano stated that the first phase of the project needs to be spruced up to make the subdivision more appealing for prospective buyers. That he is in the process of trying to put in up to \$30,000.00 to spruce up the first phase of this subdivision to make the second phase of this subdivision more attractive to future buyers.

In order to make the second phase of this subdivision financially feasible, he is looking to add more lots than allowed by Town Code on a Parkway Road. The Town Highway Superintendent was at the meeting and was involved in the discussions.

After a lengthy conversation regarding this proposal, the Board agreed that the Town Board is the appropriate Board to apply to for relief from the Town Code and that they have no problem with the addition of lots as long as the Highway Department has no issues and that there are no issues with Zoning.

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Jack Barton gave a quick review of the status of the Fire Protection Requirements and stated that the Board may have a proposed copy at the next meeting to review.

**Bob Pelkey made a motion to approve the January 15, 2007 minutes as presented. Tod Ferguson seconded the motion. Motion carried unanimously 3-0 (Tim Harner absent from 1/15/2007 meeting and absent from tonight's meeting, Rick Holden absent).**

There being no further business, **a motion was made by Bob Pelkey and seconded by Tod Ferguson to end the meeting at 8:17 pm. Motion carried unanimously 3-0 (Rick Holden and Tim Harner absent).**

Respectfully submitted,

Maureen L. Werner  
Recording Secretary