

**TOWN OF PARMA PLANNING BOARD
FEBRUARY 19, 2007**

Members Present:

Chairman
Executive Secretary

Ed Fuierer
Jack Barton
Tim Harner
Rick Holden
Tod Ferguson

Members Absent:

Bob Pelkey

Public present: Randy LaDieu (LaDieu Associates), Brian Speer (Town Highway Superintendent) and Dave LaRue (McMahon LaRue Associates)

Meeting started: 7:05 pm

CONTINUING BUSINESS

Mercy Flight Subdivision

Re-Subdivision of Lot 37

Jack Barton presented to the Board final plans for this re-subdivision. The following signatures were on the plans:

Town Engineer:	01/23/2007
Mo. Co. Health Dept.:	01/11/2007
Mo. Co. Water Auth.:	01/10/2007
Mo. Co. Pure Water:	01/09/2007

The Board reviewed the plans and Mr. Barton stated that the applicants had received the Zoning variances that they had requested for these lots.

A motion was made by Tim Harner and seconded by Rick Holden to grant Final Approval for the re-subdivision of Lot-37 of the Mercy Flight Subdivision as presented to the Board at tonight's meeting. Motion carried unanimously 4-0 (Bob Pelkey absent).

NEW BUSINESS

530 Trimmer Road Subdivision

3 Lots

530 Trimmer Road

Dave LaRue presented to the Board conceptual plans for a 4 lot subdivision of 530 Trimmer Road. Mr. LaRue stated that the existing house will be on a 1.1 acres parcel and the remaining lots will be flag lots on a private driveway. Mr. LaRue stated that the private driveway will be 16 feet wide, that the property does have Federal wet lands and that they have had them delineated. Mr. LaRue reviewed the wet lands with the Board and stated that they will be disturbing less than an acre of the wet land when they cross it with the private drive and will not be needing a permit. Mr. LaRue stated that the perc tests have been done on the property and will be serviced by public water.

A discussion was held on the private driveway and Mr. LaRue stated that a box culvert will be used where the private driveway crosses the creek.

530 Trimmer Road Subdivision continued:

The plans show Lot 2 to be 9.684 acres, Lot 3 to be 1.932 acres and Lot 4 to be 3.969 acres.

Tim Harner asked how the developer will be crossing the creek with the utilities. Mr. LaRue stated that they will be going under the creek.

Jack Barton asked if there will be a utility and cross access easement. Mr. LaRue stated that yes all three parcels will have a cross access easement.

Tod Ferguson asked Mr. LaRue to station the driveway. Mr. LaRue stated that he would.

Mr. Ferguson also stated that the engineer will need to send a copy of the plans to the Fire Department so that they can review the bridge, cul-de-sac and driveways to make sure that they can handle the load of the equipment that they would be bringing to a fire emergency.

Mr. Ferguson asked if the private drives coming from the cul-de-sac to each of the homes will also be 16 feet. Mr. LaRue stated that they will be.

Mr. Ferguson asked if the Town Highway Department would like to have an easement over the Creek. Brian Speer stated that they should have an easement over the creek.

Mr. Barton stated that he would have to review the Town Environmental Quality review to make sure that there is an EPOD for the stream corridor.

Rick Holden asked Mr. LaRue to add the Town's standard notes. Mr. LaRue was given a copy of the notes and stated that he would add them to the plans.

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

Kirby's 4671 Ridge Road West**Commercial Site Plan**

Randy LaDieu presented to the Board revised plans for this site plan. Mr. LaDieu stated that after he had come before the Board last time he had found out that the septic system that was supposed to have been put in was never put in but the other septic system that was put in in 1999 or 2000 will be the system that will be used and that they needed to put that septic system on the plans correctly. That this system is "way oversized" for the proposed use.

Mr. LaDieu stated that they will be bringing up the pond to specs from the current conditions and are completing the Phase II report and will be forwarding it on to the Town Engineer. That the pond is now proposed to be bigger with a structure. They will be replacing the weir structure with a catch basin.

Mr. LaDieu stated that they calculated that they will need 91 parking spots to meet Zoning requirements and they are proposing to have 93 parking spaces.

Kirby's continued:

Mr. LaDieu stated that with this plan they will be taking the three lots that make up this site plan and making them into two. Lot #3 will remain the same and contains the present storage units. Lots 1 and 2 will be combined into one lot and will be the only lot that they new construction will be done on.

Mr. Holden asked if the new lot will meet current Zoning requirements. Mr. LaDieu stated that divided they are non-conforming lots but combined they will meet Zoning.

Mr. LaDieu reviewed the proposed lighting and what will be allowed to be stored in the units.

Mr. Barton asked if there were going to be any changes to the access points to Ridge Road. Mr. LaDieu stated no, there will still be two access points for the new lot and the back lot will continue to have it's own access point.

Mr. Ferguson asked if there will be any signage along Ridge Road. Mr. LaDieu stated yes, but they haven't yet gotten to that yet.

Mr. Ferguson asked Mr. LaDieu to bring with him to the next meeting the architectural renderings of the buildings that will be facing Ridge Road. Mr. LaDieu stated that he would.

Mr. Ferguson asked if there is any screening required between the commercial property and the residential property to the west. Mr. Barton stated that he does believe that because there are so many parking spaces that the Zoning does call for screening but he will review and get back to Mr. LaDieu on that.

Mr. Ferguson pointed out to Mr. LaDieu that the proposed silt fence along the west property line seems to be on the neighbor's property and requested that Mr. LaDieu move the silt fence on to the applicant's property. Mr. LaDieu stated that he will do that.

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

Ryan Site Plan

1776 Hilton Parma Corners Road

Jack Barton reviewed with the Board this site plan application and stated that the applicants are going to be going before the Town Board in March to get the entire property zoned as commercial. Mr. Barton passed out a copies of the plan for the Board to review.

A discussion on the drainage of the property was held.

Mr. Barton stated that at the next meeting he would take down any comments that the Board had regarding the applicant's request to re-zone the entire property as commercial and would take those comments to the Town Board in March.

MISCELLANEOUS

Jack Barton passed out to the Board the copies of the Town's Chapter 130 and 165 of the Town's Subdivision of Land.

There not being a quorum of members present from the February 1, 2007 meeting, the following members gave their verbal approval of the minutes from the February 1, 2007 as presented: Chairman Ed Fuierer and Tod Ferguson.

The following correspondences were read by the Chairman:

1. Rural Futures, Jan/Feb 07' edition.
2. Invitation from Genesee/Finger Lakes Regional Planning Commission.
3. ESF Outreach calendar for March and April.

There being no further business, **a motion was made by Tim Harner and seconded by Rick Holden to end the meeting at 8:03 pm. Motion carried unanimously 4-0 (Bob Pelkey absent).**

Respectfully submitted,

Maureen L. Werner
Recording Secretary