

TOWN OF PARMA PLANNING BOARD
May 21, 2007

Members Present:

Chairman
Executive Secretary

Ed Fuierer
Jack Barton
Rick Holden
Tod Ferguson
Tim Harner (7:35 pm)
Bob Pelkey

Public present: Matt Cavalierie, Larry Heininger (Heininger Engineering), James Kesselring and Carm Carmestro (TB)

Meeting started: 7:02 pm

NEW BUSINESS

Great Lakes Classic Cars Commercial Site Plan 5087 Ridge Road West

Larry Heininger presented to the Board plans to turn this is existing structure into a “classic car” show room.

Mr. Heininger reviewed the plans with the Board. He pointed out that the parking lot will be done in two phases, the first phase will be the parking lot to the north and the second phase will be the south part of the parking lot. Mr. Heininger pointed out that there is a proposed drainage pond on the plans. A discussion was held on the drainage of the site. Mr. Heininger stated that there is existing water service and leach field on the property which they will be maintaining, that there will be no maintenance of cars on site (only show room), that there will be 5 employees at the most and that they are planning on doing “internet” sales and showing the cars by appointment only.

Jack Barton stated that this application needs to go before the Town Board for a request to change the Zoning of the property and the Zoning Board of Appeals to request a variance and special permit.

Mr. Heininger stated that the owners of this property own the property to the West and to the East and will be tearing down the vacant home located on the property to the West.

Tod Ferguson asked what the future plans were for the property to the East.

Mr. Heininger stated that presently the home is in livable condition and they have a long term tenant in the home and have no plans at this time to tear down this home. They however do have plans to use the pole barn in the back for storage and if the business “gets off the ground” and they need added space they will be in for a phase III to take down the home to expand but will be keeping pole barn.

Mr. Barton asked if they will be keeping this parcel as a separate tax account number for now. Mr. Heininger stated that they would be. But in the future if the home comes down they will combine that parcel in with the other parcel.

Mr. Heininger stated that the phase I parking area will have 40 display spots and when both phases are completed there will 95 display spots.

Great Lakes Classic Cars Continued:

A discussion was held on how the Board felt that this project would impact the area. Rick Holden thought it would have a positive impact, Tod Ferguson, Bob Pelkey and Chairman Ed Fuierer agreed with him.

Chairman Ed Fuierer stated that the Board agrees with this plan and thinks that the proposed business is a viable business for the area.

MISCELLANEOUS

Independence Hill Subdivision Lot #R-5 117 Moul Road

Jack Barton stated that this site was originally approved in 1977.

Jim Kesselring stated that the swale is in place but will need to be modified to meet the criteria set out on the plans and that the lot is actually 200' by 600'.

After reviewing the plans the Board reminded Mr. Kesselring that he will need to take the plans to the Monroe County Health Department to get their approval updated before any permits can be issued.

A motion was made by Tod Ferguson and seconded by Bob Pelkey to update the Board approval for Lot #R-5 of the Independence Hill Subdivision. Motion carried unanimously 4-0. (Tim Harner not present).

Tim Harner joined the Board at 7:35 pm.

Paul Fogget Subdivision Lot 2 140 North Avenue

Matt Cavalieri requested that he be allowed to install a pipe in the Town drainage easement that runs across his property.

Jack Barton passed out a letter from Larsen Engineers dated 5/17/2007 and a letter from Land Tech dated 5/7/2007 in regards to this application.

Mr. Cavalieri stated that he would like to run a driveway from his home back, across the easement, to his proposed pole barn. Mr. Cavalieri stated that the pipe at 259, which discharges in to this easement/swale, is 12" and the culvert at Huffer Road is much larger. That he does not mind putting in a 18" or 24" pipe per the Town Engineer's request. Mr. Cavalieri stated that he will be doing the installation himself.

The Board reviewed with Mr. Cavalieri what will need to be done to install the pipe properly and that he would be responsible to maintain the pipe and that any time that it becomes necessary to remove or replace the pipe he would be responsible for doing so.

Mr. Cavalieri agreed that he would take the responsibility of maintaining/replacing the pipe at any time this becomes necessary and that in the future if the Town feels that the pipe needs to be removed/or work needs to be done that they will be allowed to do so.

