

**PARMA PLANNING BOARD
JANUARY 3, 2008**

Members Present:	Acting Chairman	Rick Holden
	Executive Secretary	Jack Barton
		Tod Ferguson
		Tim Harner
		Bob Pelkey

Members Absent: Ed Fuierer

Public Present: Randy LaDieu (LaDieu Associates), Richard Maier (Maier Land Surveying) and Richard Lemcke.

Meeting started: 7:01 p.m.

CONTINUING BUSINESS

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

Richard LaDieu presented to the Board plans for this application and requested that the Board grant Final Approval to the plans.

Jack Barton passed out copies of pictures given to the Building Dept. By LaDieu Associates showing what the proposed building will look like upon completion, along with the proposed front elevations of the front building. He also passed out pictures of the storage building and what they will look like when completed. Mr. LaDieu stated that the front building will have cultured stone vanier and stucco vainer and that the office will be in the middle of the front building with retail entrances on either end.

The Board requested that these renderings be added to the final plans. Mr. LaDieu stated that he would do that.

Tod Ferguson asked if the door on the proposed storage units are going to be the green as seen in the pictures or a different color. Mr. LaDieu stated that they would be the same as in the picture "green".

Jack Barton stated that the Maintenance Agreement has been reviewed by the Town Attorney and they are now waiting for the owner of the property to execute the Agreement and submit it to the Building Dept. Also, that the drainage easement has been reviewed by the Town Attorney and has been added to the plans.

A motion was made by Tod Ferguson and seconded by Bob Pelkey to grant final approval with the addition of the renderings being added to the plans, as requested, and with the stipulation that the Maintenance Agreement for the site be signed by the owner and submitted to the Town. Motion carried 4-0 (Ed Fuierer absent).

MISCELLANEOUS

530 Trimmer RoadFill Permit

Jack Barton passed out a letter from McMahon LaRue Associates, dated December 14, 2007, requesting a fill permit for this site, along with a partial copy of the site plan. The letter outlined exactly where the owner would like to place the fill. The fill will be used as a base for a gravel driveway.

Tod Ferguson stated that he was concerned with where the owner would be stockpiling the top soil from the site and if it would effect Buttonwood Creek. A discussion followed on this.

The Board reviewed the plans which show a wood lot EPOD, stream corridor EPOD and small wetland EPOD on site.

After reviewing the site plans, the Board asked Mr. Barton to contact the engineer and ask that someone be present at the next meeting so that the Board could get more information before they make a decision.

A motion was made by Tod Ferguson and seconded by Tim Harner to table this application until the next meeting. Motion carried unanimously 4-0 (Ed Fuierer absent).

207 Huffer Road & 211 Huffer RoadProperty split/merge

Richard Maier presented to the Board plans showing the requested split/merge for these properties. The plans show 207 Huffer Road being 3.541 acres and 211 Huffer Road being .576 acres before the proposed split and merger. After the proposed spilt and merge 207 Huffer Road will be .576 acres and 211 Huffer Road will be 3.541 acres, the south property line of 211 Huffer Road is being "flip" over to 207 Huffer Road.

Mr. Maier stated that the Zoning Board of Appeals has approved the variance needed or requested.

After reviewing the plans, **Bob Pelkey made a motion to split the back portion of 207 Huffer Road (as shown on the plans) off, motion was seconded by Tim Harner. Motion carried 4-0 (Ed Fuierer absent).**

Tim Harner made a motion, Bob Pelkey seconded it, to merge the property split from 207 Huffer Road in the above motion with 211 Huffer Road, as shown on the plans. Motion carried unanimously 4-0 (Ed Fuierer absent).

293 Peck RoadExpansion of Non-Conforming Use

Richard Lemcke came before the Board to ask for their review of this application and for the Board to forward their comments to the Zoning Board of Appeals per §165.91 of the Parma Town Code.

293 Peck Road Continued:

Jack Barton passed out a copy of §165.91 of the Parma Town Code to the Board and stated that this subsection requires the Planning Board to review the plan and submit a report to the Zoning Board of Appeals.

Mr. Barton then passed out a proposed Agricultural rendering of the proposed storage building and copies of the site plan showing where the building is proposed to be put on the property.

Mr. Lemcke stated that they will be taking down the existing building and replacing it with this new building as the existing building is in disrepair and needs to be replaced. The proposed building is 4900 sq. ft. with “lean too” and will be used to store stuff for tree “diggings and plantings”.

A review of the Agricultural use criteria for the Town was held.

The Board reviewed the drainage of this site. Mr. Lemcke stated that the water sheds to the pond on site and the proposed building will not change the drainage of the site. that there will be a minimal net change to the impervious surface.

The Board reviewed with Mr. Barton exactly what they will need to submit to the Zoning Board of Appeals.

After reviewing the plans and request the Board made the following comments to be forwarded to the Zoning Board of Appeals:

1. The Board feels that there will be a minimal net change to the impervious surface with the proposed building.
2. That the site drainage will be controlled by the existing features on site.

Mr. Barton stated that he will draw up a letter for the Board with their comments, addressed to the Zoning Board of Appeals, and forward it on to the Board members for their review and approval before sending off to the Board of Appeals.

A motion was made by Tod Ferguson and seconded by Bob Pelkey to approve the December 19, 2007 minutes as presented. Motion carried unanimously 3-0 (Tim Harner absent from 12/19/2007 meeting, Ed Fuierer absent from 1/3/2008 meeting).

Jack Barton stated that the Town Board has made a decision to change Town Engineers. Chatfield Engineering will now be the Town Engineer. That Larsens’ will continue to work on the projects that they are currently involved in and the Town will use them in the future on special projects.

Rick Lemcke stated that he has a meeting next Wednesday, 1/9/2008, with a potential developer who would like to develop a gas station on Ridge Road and that he would like one member of the Planning Board present.

Mr. Lemcke then reviewed with the Board some potential development that could be happening in the Town

Jack Barton passed out a letter from Larsen Engineering dated 12/31/2007, regarding the proposed Fire Protection Standards.

Mr. Barton passed out a copy of an email from Jeff Mullen, Asst. Chief, Hilton Fire Department, addressed to Bob Prince, in regards to the proposed Fire Protection Standards.

There being no further business **a motion was made by Bob Pelkey and seconded by Tod Ferguson to end the meeting at 7:56 p.m. Motion carried unanimously 4-0 (Ed Fuierer absent).**

Respectfully submitted:

Maureen L. Werner
Recording Secretary