

**PARMA PLANNING BOARD**  
**June 5, 2008**

Members Present:

Chairman  
Executive Secretary

Ed Fuierer  
Jack Barton  
Rick Holden  
Tim Harner  
Bob Pelkey  
Tod Ferguson

Public Present: Donald Carpenter (Carpenter Consulting), Gary Camardo (TB) and Gene DeMeyer

Meeting started: 7:06 p.m.

**NEW BUSINESS**

**County Village Estates                      Section 5B - 8 Lots                      Revised Plan**

Donald Carpenter presented to the Board plans to revise Section 5 of the County Village Estates. The plans show this section to be north of the creek and the original plans had 55 lots in this section. Mr. Carpenter explained that the developer still had 80 lots left in the section to the south of the creek and that the developer would like to offer some semi-private lots. These new plans show 8 lots on a cul-de-sac, leaving approximately 45+ acres of land vacant at this time. With this new design there would be 24 lots on a cul-de-sac. The Town Code only allows for 20 lots on a cul-de-sac.

A discussion was held on whether the Planning Board had the authority to deviate from the Town Codes if this was only in the design criteria or if this standard was a part of the subdivision regulations. Mr. Barton stated that he did a review of both and it is in both. The Board agreed that they did not have the authority to grant relief from the Town Code that the developer would have to make an application to the Zoning Board of Appeals.

Chairman Ed Fuierer asked if the remaining lands would be land locked. Mr. Carpenter stated that it would not be. The developer owns the property to the south and would have access to this parcel. A discussion was held regarding this. The Board explained to Mr. Carpenter that the back parcel, as shown on this plan, would be land locked because the south property line runs along the "creek" and that the Town does not allow land locked parcel to be created. That if the developer would like to merge that back parcel in with the land to the south that would eliminate that issue.

The Board asked if the developer had any plans for this parcel in the future. Mr. Carpenter stated that he did not believe that he did.

Tod Ferguson asked if the developer would be willing to dedicate that property to the Town as "open space". Mr. Carpenter stated that he would ask the developer.

**County Village Continued:**

Chairman Ed Fuierer then asked if the land to the south west of this property which had a pond on it was a separate tax account number. Mr. Fuierer stated that if they merged that property with one of the adjoining properties that would reduce the number of lots by one.

The Board stated that they would like to know what the developers plans are for the remaining back land.

A discussion was held regarding the cost of crossing the “creek” with a road.

Mr. Barton stated that if the developer did make an application to the Zoning Board of Appeals for relief from the number of lots on a cul-de-sac they would like some input from this Board, did the Board have any comments they would like forwarded to the Zoning Board of Appeals. The Board stated the following:

1. They would like to see the front lot with a pond merged with one of the lots adjacent to it.
2. Would like to know what the developer plans on doing with the back 45 acres.

Mr. Carpenter stated that he would go back to his client to see which way he would like to go with this.

A discussion was held on the “pond parcel”, a review of the Town regulations as to number of lots on a cul-de-sac and whether or not the “pond parcel” is an approved lot. Mr. Barton stated that he would verify this.

**MISCELLANEOUS BUSINESS**

**A motion was made by Bob Pelkey and seconded by Tod Ferguson to approve the minutes of the May 19, 2008 meeting as presented. Motion carried unanimously 5-0**

Jack Barton reviewed with the Board that the Town was going to be going to Albany to present the new Fire Protection Standards that they have proposed, as they are more restrictive then what the States requires and they need their approval.

There being no further business **a motion was made by Tod Ferguson and seconded by Tim Harner to end the meeting at 7:49 p.m. Motion carried unanimously 5-0.**

Respectfully submitted:

Maureen L. Werner  
Recording Secretary