



development or nursing home type development.

Acting Chairman Rick Holden asked if any of the apartments will be two bedrooms? Mr. Schultz stated no, only one bedroom.

Mr. Schultz then told the Board the following regarding this application:

1. Currently zoned High Density Residential. For this application a change to zoning of Town Homes Residential will be required.
2. Both access to this property are on Old Wilder Road.
3. They have left ample room on the west side of the Church for any future expansion.
4. They have already spoken with the Town Board and have been placed on the Town Board's agenda in October for a Public Hearing for the Re-Zoning process.
5. The existing sanitary sewer was put in a deep enough depth that they can run gravity feed sewers for the project.
6. The Town Board had traffic concerns. Mr. Schultz gave a quick overview of their issues.
7. The Town Board also had issues of the impact of this development on the Voluntary Ambulance service.
8. That they will have to apply to the Zoning Board of Appeals for a variance for the parking spots required.
9. The existing storm drainage facility will be expanded.

Tod Ferguson asked if any of the apartments will have patios. Mr. Schultz stated they would as well as the central room, which will also have a patio.

1220 Hilton Parma Corners Road

Commercial Site Plan

Randy LaDieu presented plans to the Board for a addition to the existing building located on this property. Mr. LaDieu stated that his client, is proposing to take the existing vacant gas station at that corners of Hilton Parma Corners Road and Parma Center and turn it in to a transmission center. Mr. LaDieu stated that the client's existing building has been bought by Walgreens and will be torn down to have a new Walgreens built in its place.

Mr. LaDieu stated his client is proposing to place a 3000 sq. ft. addition to the east side of the existing building. Mr. LaDieu stated that the existing building is in good shape and there is no need to tear it down. The plans show two of the existing driveways being removed and the two remaining driveways being reduced.

Mr. LaDieu stated that they will need to apply to the Zoning Board of Appeals for a set back variance and parking spot variance. Mr. LaDieu reviewed the need for these variances with the Board.

A discussion was held on if any further engineering had been done on this property. Mr. LaDieu stated that they had not gone any further then what was on the plans and were waiting to hear the decision of the Zoning Board of Appeals before they go further with the engineering. The topo has been done on the site.

The Board agreed that within the Planning Boards jurisdiction they like the plans and feel that this would be a great use for this parcel and that it would be nice to have someone clean up this site.

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**A motion was made by Bob Pelkey and seconded by Tim Harner to approve of the minutes from the August 18, 2008 meeting as presented. Motion carried unanimously 4-0 (Ed Fuierer absent).**

Gary Camardo gave a quick over view as to the status of the budget review process.

Jack Barton gave a quick over view of what was happing in the Building Department.

Rick Holden gave a status report of the Agricultural/Open Space Committee.

There being no further business, **a motion was made by Tim Harner and seconded by Bob Pelkey to end the meeting at 7:36 pm. Motion carried unanimously 4-0 (Ed Fuierer absent).**

Respectively submitted,

Maureen L. Werner  
Recording Secretary