

MISCELLANEOUS311 North Avenue

Jack Barton stated to the Board that the owner of the property submitted an application to split a portion of the property off and merge it with a portion of land to the rear of the lot. Mr. Barton stated that because this action will cause a non-conforming lot to be reduced further in size the appropriate action is to refer the application to the Zoning Board of Appeals. Mr. Barton also stated that the parcel that the split portion is to be merged with is owned by another individual and that individual has not yet come to make an application for the merge of the property but has been told that they would be in to do so.

A motion was made by Tim Harner and seconded by Rick Holden to refer this application to the Zoning Board of Appeals for their consideration for approving the reduction of a non-conforming lot to a smaller size. Motion carried unanimously 3-0 (Ed Fuierer and Bob Pelkey absent).

352 Bennett Road

Cory Tufano presented to the Board plans to subdivide a portion of this lot and merging it with the neighboring property. Mr. Tufano stated that the same person owned both properties. Mr. Tufano explained to the Board why the owner is looking to split and merge the properties.

Mr. Barton explained that this application has the same issue as the prior application. By splitting the property as proposed the Board would be reducing a non-conforming lot to a smaller property and that per the Town Code this requires the Zoning Board of Appeals to review the application.

A motion was made by Rick Holden and seconded by Tim Harner to refer this application to the Zoning Board of Appeals for their consideration for approving the reduction of a non-conforming lot to a smaller size. Motion carried unanimously 3-0 (Ed Fuierer and Bob Pelkey absent).

4659 Ridge RoadCommercial Site Plan/change of Business

Ed Martin passed out to the Board plans showing the proposed use of the existing buildings located at this property. The plans show that the driveway is shared with the property to the east. The owner of this property also owns the property to the east. The property to the east houses a carpet sales business and the buildings located on this property are now vacant.

Mr. Martin then gave a quick overview of the history of the use of the vacant buildings. Mr. Martin and the owner of the properties stated that at one time there were up to 4 businesses in these two buildings.

The new proposed use of the buildings is batting cages in the front building and the back building to be used as an indoor baseball diamond for team practices.

The issue before the Board tonight is parking spaces.

4659 Ridge Road Continued:

Mr. Martin stated that he reviewed the Town Code to find the appropriate number of parking spaces for this type of business but found that there were no businesses outlined in the Town Code to which the batting cages/practice fields fit into. Mr. Martin then stated that as he understands the Code the Planning Board has the authority to dictate how many parking spots will be needed for a particular site when the nature of the business is not set out in the Town Code.

Mr. Martin then went on to review with the Board what he believed traffic flow of this proposed business would be. Mr. Martin stated because of the nature of the business there are not that many cars going to be at the site at one time. Because it is a batting cage/practice field business, most teams or individuals car pool and therefore there would be no need for a parking space for the maximum amount of people allowed in the building. Mr. Martin reviewed the maximum amount of people that would be in the building at one time, for both buildings. Mr. Martin stated that to get to the back building the individuals will need to go through the front building.

Mr. Martin stated that presently there were 17 spaces closest to Ridge Road, 10 spaces along the front of the building and 16 on the east side of the building. The Board reviewed the required parking spaces per Town Code.

A lengthy discussion was held on why the applicants felt that the current parking spaces were sufficient for the proposed usage of the buildings. A discussion was held regarding where additional parking spots could be placed on the property.

The Board stated that they felt that they needed more information from the applicant, time to review the Town Code regarding parking spaces and that they felt that the two other Board members should be present to review the application because they would be setting a precedent as to parking spots needed for this type of business. The Board members felt that this is an issue that all Board members need to be able to review and comment on before any decisions should be made.

The applicants stated that it was pertinent that the tenant be allowed to open his doors as soon as possible since this proposed business's busy times starts in October and runs through May. The Board again told the applicants what additional information that they would like to have from the applicant and stated that they want the 2 absent Board members a chance to review and comment on this application.

The applicant asked to be placed on the next agenda.

1584 Hilton Parma Corners RoadUpdate Approval

Jack Barton stated that the owners of this property have asked that the site plan approval be updated for another two years as the original two year approval has run out.

Mr. Barton stated that there were no changes to the plans. The Board reviewed the plans.

1584 Hilton Parma Corners Road Continued:

A motion was made by Tim Harner and seconded by Rich Holden to approve the update of the final approval for another two years for this site plan. Motion carried unanimously 3-0 (Ed Fuierer and Bob Pelkey absent).

There being no further business, **a motion was made by Rick Holden and seconded by Tim Harner to end the meeting at 8:53 pm. Motion carried unanimously 3-0 (Ed Fuierer and Bob Pelkey absent).**

Respectively submitted,

Maureen L. Werner
Recording Secretary