

# TOWN OF PARMA PLANNING BOARD

## MARCH 15, 2010

Members Present: Chairman Ed Fuierer  
Acting Executive Secretary Rick Holden  
Tod Ferguson  
Bob Pelkey  
Rick Holden  
Tim Harner

Public Present: John Lodge, Tony Collichio, Mike Lissow, Nick Montanaro LS, Jim  
Roose (TB) and Jeff Thomas

Meeting started: 7:07 pm

### NEW BUSINESS

4768 Ridge Road West Commercial Site Plan Collichio School of Music  
Nick Montanaro presented to the Board conceptual plans for this site.

Mr. Montanaro stated that he has already received a letter from the Town Engineer with his concerns and he has already revised his plans to address his concerns.

Chairman Ed Fuierer read the letter from the Town Engineer dated 3/12/2010. A review of each comment and the revisions made to the plans to address the concern was held.

The Board reviewed the parking plans and the slope of the parking area.

Chairman Ed Fuierer asked where the fill for the plan will be coming from. Mr. Collichio stated that it will be coming from off site.

Mr. Collichio reviewed the proposed use of the building stating that his brother has a business now in Spencerport and wants to move it to Ridge Road. Mr. Montanaro stated that the lease on this business is up and there is a need to expedite this application.

Tod Ferguson stated that he felt a 10% slope on the driveway is pretty steep and he would like to see what the Town Engineer has to say about the response from Mr. Montanaro in regards to this.

Bob Pelkey asked if the engineer could design a designated walk area so that the patrons of the business did not have to walk on the 10% slope. A discussion followed.

The Board agreed that after the Town Engineer had reviewed Mr. Montanaro's response in

4768 Ridge Road Continued:

regards to the slope and the issue has been resolved , theY would be willing to review the plans again and entertain the application for final approval.

4670 Ridge Road West Commercial Site Plan Friendly Motel  
John Lodge stated that his family has owned this property since 1977.

He is looking to replace the existing garage but there are set back issues and he has already applied to the Zoning Board of Appeals for relief from this issue.

Mr. Lodge stated that the current garage will be torn down, they are planning on extending the driveway which will give more room for vehicles to get off Ridge Road.

The proposed garage will be 10 to 20 feet behind the current structure. The proposed garage is 24x40 with 10 feet side walls/3 doors on the front and an entry door.

After reviewing the plans, the Board stated that they agree with the plans and that after Mr. Lodge has gotten his answer to his application from the Zoning Board of Appeals, the plans should be brought back to the Planning Board for their review.

**MISCELLANEOUS**

1617 Manitou Road and 4664 Ridge Road West Fairfield Place  
Art Fritz stated that the applicant has requested that the fill permit be extended for 6 months.

Mr. Fritz stated that Jack Barton visited the site on 3/12/2010 and had the following to report:  
Site looks relatively good, there was some clear water running off the site and erosion control, silt fence, need to be placed behind the Church and along a small section of area one.

Rick Holden felt that 6 months was a little long to extend the fill permit with the issues stated in Mr. Barton’s report and that these issues should be taken care of. The rest of the Board agreed.

**A motion was made by Rick Holden and seconded by Tim Harner to extend the original fill permit for three months and that the following issues be taken care of before the 3 months are up: Area 1 needs to have a N.O.T filed with the Town and Area 2 needs to be top soiled and seeded (weather permitting). Motion carried unanimously 5-0.**

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**A motion was made by Rick Holden and seconded by Tod Ferguson to approve the minutes of the March 4, 2010 meeting as presented. Motion carried unanimously 5-0.**

Rich Holden passed out a newspaper clipping from a Watertown paper in regards to wind towers and meeting that are being held in Clayton, NY.

A discussion was held on the site visit that Chairman Ed Fuierer and Rick Holden made to the Mercy Flight subdivision and the surrounding properties, in regard to the drainage issues and what they observed.

The following correspondence were read by the Chairman:

1. Letter from Town Engineer dated 3/11/2010 in regards to Mercy Flight.
2. Letter from Town Engineer dated 3/12/2010 in regards to 5010 Ridge Road.
3. Letter from Town Engineer dated 3/12/2010 in regards to 4768 Ridge Road.

There being no further business, **a motion was made by Bob Pelkey and seconded by Rick Holden to end the meeting at 7:40 pm. Motion carried unanimously 5-0.**

Respectively submitted,

Maureen L. Werner  
Recording Secretary