

# TOWN OF PARMA PLANNING BOARD

## MARCH 3, 2011

Members Present:

Acting Chairman  
Executive Secretary

Tim Harner  
Jack Barton  
Tod Ferguson  
Steve Aprilano

Members Absent:

Ed Fuierer  
Bob Pelkey

Public present: Richard Ricotta, Dan Ricotta and Gary Comardo (TB).

Meeting started: 7:01 pm

### NEW BUSINESS

5064 Ridge Road West Commercial Site Plan  
Richard Ricotta and Dan Ricotta presented to the Board plans for this application.

Richard Ricotta stated that they are looking to put in a shop in the back building that was built 3 years ago. They want to do repairs in the building. Mr. Ricotta stated that the property is an existing car lot and are looking to add repairing vehicles to their business.

Jack Barton stated that the applicants were in front of the Board because this is an expansion of a pre-existing business.

A discussion was held on whether the plans included the expansion of the parking areas. Richard Ricotta stated that the gravel in back is existing, that it was put in when the building was put in and they are not looking to expand any parking areas.

Acting Chairman Tim Harner asked what type of repairs they are planning on doing in the building. Dan Ricotta stated that they are proposing to split the building in to two sides, one side to do mechanical repairs the other side to do auto body work.

Steve Aprilano asked what is presently in the building. Richard Ricotta stated that the building is presently storage. But when they constructed the building they built the building "to spec" for a repair shop because they were planning on getting approvals for repair work in the building.

Tod Ferguson asked if the grease separator was already installed. Dan Ricotta stated that it was not yet installed but if it is needed they will install it. He stated that they needed to wait until they got approval before installation, but there were no floor drains and after he read the State Codes he is not sure one will be needed. Mr.

Ricotta stated that he interpreted the State Code to say that if there is not an existing floor drain a grease separator was not needed.

A discussion was held on if a grease separator will be needed or not.

Acting Chairman Tim Harner asked if the building was at the proper set backs from the property lines. Mr. Barton stated that he believed so (set backs are 20 feet).

Mr. Barton then stated that the Zoning Board of Appeals approval sets out that they can be a maximum of 6 cars on the west side of building. The plans show 7. The applicants have two choices, (1) remove one of the spots or (2) go back to the Zoning Board of Appeals for a modification to the Special Permit. The Ricotta's stated they would remove the parking spot.

The Board reviewed the parking of the site.

A discussion was held on what agencies (DEC, State, County) would be involved in the approval process because of the nature of the business being proposed.

Tod Ferguson asked if the plans are proposing to add any additional "hard surfaces" to the property. Richard Ricotta stated there was no new "hard surfaces" being proposed.

Mr. Ferguson asked if they were proposing any new lighting or a sign. The Ricotta's stated that they were not.

Mr. Barton stated to the applicants that since the original plans were approved there has been changes made to the storm water management requirements for site plans and that the Town Code for storm water management requires that the Town obtain a Maintenance agreement over the storm water detention pond on site. Mr. Barton stated that he has a Maintenance agreement that the Town uses for storm water detention ponds and will forward to the applicants attorney or engineer for their review if the applicants would like. The Ricotta's stated that they would like him to do that.

Steve Aprilano asked if there were overhead doors on the front of the building. The Ricotta's stated there were.

The Board agreed conceptually with the Plans and agreed to have them sent to out to the Town Engineer for their review and comments.

91 Bailey Road and 107 Bailey Road Property Merge

Jack Barton passed out copies of the tax map showing the two properties. The maps show 107 Bailey Road as a 130' x 150' parcel identified as tax account number 043.04-1-12 and 91 Bailey Road as a 12.4 acre parcel identified as tax account number 043.04-1-11.1.

Mr. Barton stated that the owner had received a variance from the Zoning Board of Appeals to put an accessory building on the property without a primary residence with the condition that a primary residence is put on the property or the two parcels are merged into one parcel. The owner has chosen to apply to merge the two parcels.

Mr. Barton stated that if the Board approved the merger they will be eliminating one non-conforming pre-existing parcel.

**A motion was made by Tod Ferguson and seconded by Steve Aprilano to approve the merger of tax account number 043.04-1-12 and 043.04-1-11.1 into one parcel (tax account number). Motion carried unanimously 3-0 (Ed Fuierer and Bob Pelkey absent).**

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Jack Baton stated that he sent a letter out to the owner of the Glenbrook Village Subdivision advising them of the Board's update of their approval for lot 17 of the subdivision.

**A motion was made by Steve Aprilano and seconded by Tod Ferguson to approve the minutes of the February 21, 2011 meeting as presented. . Motion carried unanimously 3-0 (Ed Fuierer and Bob Pelkey absent).**

There being no further business, a motion was made by Tod Ferguson and seconded by Steve Aprilano to end the meeting at 7:17 pm. . Motion carried unanimously 3-0 (Ed Fuierer and Bob Pelkey absent).

Respectfully submitted,

Maureen L. Werner  
Recording Secretary