







5088 Ridge Road WestNew Tenant Commercial Site

Jose Santiago the applicant was present and explained to the Board that he is in the process of purchasing the property and is planning to relocate his limo business to this site.

Mark Acker asked if the building in the back would be used for storage. Mr. Santiago stated that he would be keeping his two limos and limo van in the building.

Mr. Acker asked if there will be any maintenance done on the vehicles in this building. Mr. Santiago stated yes in the future. For the first couple of years he plans on being able to change the oil in the vehicles, work on the breaks and wash the cars in the building.

Chairman Ferguson asked what the plans for the existing home were. Mr. Santiago stated that he would be turning the first floor into an office and would be using the second floor as his home. Chairman Ferguson stated that he would have to conform to Town Codes in regards to this. Mr. Santiago stated that he has already met with the Building Department on site and knows that he has to put in a wall between the residence and office and has to get permit. He wants to make sure he does everything he needs to do to meet all town codes.

A discussion was held on the back building, the storage of the vehicles and doing maintenance in the building. Mr. Santiago stated presently the floor is dirt and that would not be conducive for keeping limos in, so he is planning on pouring a cement floor. Mr. Barton stated that if he would like to do the maintenance in the building there would be additional codes that he would have to comply with. An oil separator will need to be installed.

Mr. Acker asked if the owner is proposing any grading changes to the property. Mr. Santiago stated that he wants to pave the driveway in the future and is not sure if there will be any changes at that time. A discussion was held on the driveway.

Chairman Ferguson stated to Mr. Santiago that when he paves the driveway and creates more impervious surface on the site he may have to put a retention pond on the property to control the drainage from his property. Mr. Santiago stated that he has walked the property and there seems to be a pond in the back, of course, it is dry at this time.

Mr. Santiago stated that his future plans are to have 5 or 6 cars in his fleet and that he has picked this site because he wants to reside near his business because it is more practical.

5088 Ridge Road Continued:

Mr. Barton asked Mr. Santiago about the driveway to the building in the back, the plans show that the driveway is located on the property at 5090 Ridge Road. Mr. Barton inquired if there was a recorded easement for ingress and egress, as the plans have a note stating that there was a proposed easement. Mr. Santiago stated that when he was on site with Mr. Prince yesterday he had mentioned that an easement would be required.

After discussion with Mr. Santiago on what needs to be done in the future for any other changes to the property, he will need to apply to the Building Department, there was a consensus of the Board that they agreed with the proposed use of this site.

## MISCELLANEOUS

147 & 151 Ferguson Drive

## Property Merge

Kris Schutlz was present for the owner of the properties to present the application to merge the properties located at 147 and 151 Ferguson Drive into one tax account number. The plans show the present tax account numbers to be: 9.18-1-31 and 9.18-1-32. If combined the property would then be a total of 2.692 acres.

After a small discussion, a motion was made by Mike Reinschmidt and seconded by Mark Acker to approve the merger of tax account numbers 9.18-1-31 and 9.18-1-32 into one tax account number. Motion carried unanimously 3-0 (Bob Pelkey and Steve Aprilano absent).

666, 676 & 686 Hamlin Parma Town Line Road

## Property Merge

Kris Schutlz was present for the owner of the properties to present the application to merge the properties located at 666, 676 and 686 Hamlin Parma Town Line Road into one tax account number. The plans show the present tax account numbers to be: 23.03-3-3.1, 23.03-3-3.2 and 23.03-3-3.3. If combined the property would be 12.462 acres.

After a small discussion, a motion was made by Mike Reinschmidt and seconded by Mark Acker to approve the merger of tax account numbers 23.03-3-3.1, 23.03-3-3.2 and 23.03-3-3.3 into one tax account number. Motion carried unanimously 3-0 (Bob Pelkey and Steve Aprilano absent).

Emrich Creek Subdivision

## 1064 Peck Road

Jack Barton presented a letter, dated 10/8/2012, from the owner of the property requesting that the Board to update the original approval given back on July 1, 1993.

Mr. Barton stated that the new owner is looking to build on this property.

After reviewing the plans and noting that the owners will have to obtain updated approvals from the Water Authority and the Health Department, a motion was made to update the approval for two years from this date by Mike Reinschmidt and seconded by Mark Acker. Motion carried unanimously 3-0 (Bob Pelkey and Steve Aprilano absent).

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A motion was made by Mike Reinschmidt and seconded by Mark Acker to accept the minutes from the October 15, 2012 meeting as presented. Motion carried unanimously 3-0 (Bob Pelkey and Steve Aprilano absent).

There being no further business, a motion was made by Mike Reinschmidt and seconded by Mark Archer to end the meeting at 8:02 pm. Motion carried unanimously 3-0 (Bob Pelkey and Steve Aprilano absent).

Respectfully submitted,

Maureen L. Werner  
Recording Secretary