

Town of Parma
Planning Board Minutes
April 4, 2013

Members Present:	Acting Chairman	Steve Apriliano
	Executive Secretary	Jack Barton
		Bob Pelkey
		Mike Reinschmidt
		Mark Acker
Members Absent:		Tod Ferguson
Public Present:	Rich Maier, Darryl Moser, Sammantha Nickel, high school students.	
Meeting Started:	7:00 p.m.	

NEW BUSINESS

124 Moul Road **Property Merge**

Rich Maier presented to the Board, plans to merge 2 existing lots, one with the house on and another land locked parcel. The merger would create a 10 acre lot. There is an existing gravel driveway for the present home which would have no changes made to it.

Jack informed the Board that there are no zoning violations associated with the proposed merger, and it would eliminate a land locked parcel as it exists presently.

The Board had no questions or concerns, therefore, **Mike Reinschmidt made a motion to accept the proposed property merger at 124 Moul Road, seconded by Mark Acker. The motion passed unanimously (4-0, Chairman Tod Ferguson absent).**

263 Burritt Road & 33 Butcher Road **Split/Merge of Property**

Darryl Moser presented to the Board plans to split a parcel from a 30 acre property at 263 Burritt Road and merge it into a property at 33 Butcher Road, both of which properties are owned by Robert Diedrich. The property is in a rural residential zone.

On review of the plans it is noted that there is an existing shed on the property of 263 Burritt Road, which would be moved onto the 33 Butcher Road property with the split. Darryl informed the Board that shed meets the Town's side set back regulations and the rear setback 15'5".

Jack informed the Board that the Town code for a rear set back is no 20 feet. Also that with the merge of the property at 33 Butcher Road, the lot is nonconforming to the current Town codes.

There was discussion on whether or not this proposed plan would require variances.

263 Burritt Road & 33 Butcher Road Continued:

There being no further questions or concerns, **a motion was made by Bob Pelkey to split the property at 263 Burritt Road to join a parcel to 33 Butcher Road, making note that the location of the shed originally on 263 Burritt Road property will now be on the 33 Butcher Road property which eliminates an accessory structure on the Burritt Road property with no primary structure associated with it as well as lessens the degree of nonconformance with the new property line. The motion was seconded by Mike Reinschmidt. The motion passed unanimously (4-0, Chairman Tod Ferguson absent).**

Mike Reinschmidt suggested that the owners look into the possibility of actually moving the shed the required 4 ½ feet further onto the property of 33 Butcher Road which would eliminate any code variances.

<u>English Meadow Subdivision</u>	<u>530 Trimmer Road</u>	<u>Update Approval</u>
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Jack presented to the Board plans for this subdivision which were originally given final approval on 12/21/09. At that time it was required that the houses have sprinkler systems installed due to the distance from the road and any fire hydrants, which is still a requirement. There were some issues with the Department of Transportation in 2009, when the owners began putting in a gravel entrance to the property without the required permits. They were given a DOT permit in 4/2010. The DEC is noted as giving Notice of Completion of application in 7/2008. The owners would like an updated approval as they are in the process of having plans drawn up to build a house on that property.

There was some discussion as the sprinkler requirement. As it stands the distance from Trimmer Road of greater than 750 feet, makes the sprinkler system a requirement by Town and State Fire Codes.

There being no further questions or concerns, **Mike Reinschmidt made a motion to update the Final Approval for the English Meadow Subdivision at 530 Trimmer Road. Mark Acker seconded the motion. The motion passed unanimously (4-0, Chairman Tod Ferguson absent).**

OLD BUSINESS

<u>Parma Christian Church</u>	<u>590 North Avenue</u>
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Jack informed the Board that he had send the Storm Water Maintenance Agreement in regards to the SW corner of the property to the Church for their signature. The plans were given conditional approval in 12/2011. At this point, there have been no changes made to the plans that the Town is aware of. The Board noted that they would require a review of the plans prior to giving any further approvals on this project.

<u>Soccer Dome</u>	<u>Ridge Road West</u>	<u>Fill Permit Extension</u>
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Jack advised the Board that the fill permit extension will be coming up for renewal. He told the Board that the land is still not completely covered, which would require Doug Miller to keep the fill permit open.

Winston Place Subdivision**North Union Street**

Jack shared with the Board that the State Department of Transportation called the Town to let them know that the owners were applying for a driveway permit. They wanted the Town to be aware that the State feels that the placement of the driveway for the subdivision is too close to an existing driveway to the north. The State is going to suggest that the owners of the 2 properties combine the driveways into 1, instead of having 2 separate. The State will keep the Town informed of the progress of this.

MISCELLANEOUS

Jack reminded the Board of the upcoming training session with the Town Attorneys scheduled for April 27, from 9 am to 11 am. Tod Ferguson, has already replied that he would be available. Steve Apriliano, Bob Pelkey, and Mark Acker also confirmed that they would be available to attend that day. Mike Reinschmidt will check and get back to Jack.

Steve Apriliano asked the Board if there were any questions or corrections for the minutes of the March 18, 2013 meeting. There were none. **Mike Reinschmidt made a motion to accept the minutes as presented. Bob Pelkey seconded the motion. The motion passed unanimously (4-0, Chairman Tod Ferguson absent).**

Prior to the end of the meeting, Jack spoke to the high school students present and asked if they had any questions on the what the Board's purpose was. There was some discussion with the students on the role of the Board in the Town.

There being no further business to discuss, **Bob Pelkey made a motion to adjourn the meeting. Mark Acker seconded the motion. The motion passed unanimously (4-0, Chairman Tod Ferguson absent).**

Respectfully submitted

Diane Brisson for

Maureen Werner

Recording Secretary

Town of Parma Planning board