

**TOWN OF PARMA
PLANNING BOARD
JUNE 6, 2013**

Members present:

Chairman
Executive Secretary

Tod Ferguson
Jack Barton
Steve Aprilano
Bob Pelkey
Mark Acker

Member absent:

Mike Reinschmidt

Public Present: Kris Schultz (Schultz Associates), Sue Ras, Charlie Lissow, Jim Roose (TB).

Meeting started at 7:01 p.m.

NEW BUSINESS

5520 Ridge Road West Commercial Site Plan
Kris Schultz presented to the Board a plan for conceptual review.

Mr. Schultz gave a quick explanation as to what the owner of the property was looking to do on this site. He stated that

1. owner used the site as a boat repair business but has since retired and is looking to rent this site to another for a possibly different type of business, a used car business in particular;
2. That have already applied to the Zoning Board of Appeals for a modification to their Special Use Permit;
3. There are no additions or changes to the site, except they are laying out lines for parking spots;
4. That because they are not sure what type of business will be renting this space they may have to come back in the future to modify the plans for the specific business;
5. That the existing building's set back from Ridge Road is 97.7 feet to meet the Zoning requirements the building should be 100 feet and while they were at the Zoning Board of Appeals for the modification to the Special Use Permit they also received a variance for the pre-existing non-conforming set back;
6. The site plan has been designed to be "generic" so that the owner may better market the site, wants to be able to have renter move in within a day.

5520 Ridge Road Continued:

Chairman Ferguson asked where the end of the payment was, it is unclear on the map. Mr. Schultz stated that it was under the delineation lines.

Mark Acker asked if the intention is for auto service, is the building equipped with the proper equipment. Mr. Schultz stated that the building is presently used for boat maintenance and they will be using building for same purpose just for cars.

Bob Pelkey questioned what the gravel circle driveway to the north was used for. Mr. Schultz stated that the owner use to store trailers and boats in the center of the circle and it was much easier to "move" around the trailers and boats with this type of driveway.

Mr. Schultz again stated that the only change to site is to put striping on the existing blacktop to set out parking spaces and nothing else on the site will change.

Jack Barton questioned how the plan presented as "final" without knowing what the site is going to be used for in the future. A small discussion followed on this.

A discussion was held on the fact that the Zoning Board of Appeals gave an allowance of up to 35 display spaces. Mr. Barton questioned which spaces were display and which spaces were to be used for customer and employee parking. A discussion followed.

Mr. Barton stated that a 30 foot fire lane is required all the way from the right-of-way. Mr. Schultz stated that any additional comments or concerns that the building department or fire marshal might have, he would revise the plans after to address these.

Mr. Barton also asked to have the existing paved area to be set out on the plans. Mr. Schultz stated what is shown on the plans is what is there. A discussion was again held on the "unclear" lines showing existing paving.

Mr. Barton asked about future lighting, the Zoning Board of Appeals set the hours for operation to be until 10 pm. Mr. Schultz stated that he did not want to have to restrictive limits on the site, thereby limiting the potential renters. A discussion followed on the evening hours and that lighting should be shown on the plans to accommodate the evening hours. Mr. Schultz stated that it will depend on what business moves in, the hours will be changing. A discussion followed. Mr. Schultz stated he did not want to propose something that will not be needed for the next business.

5520 Ridge Road Continued:

A discussion followed on the ambiguity of the site plan. Mr. Schultz stated that the owner wants to be able to have the renter sign the lease one day and move in the next day and then he will be able to "tweek" the plans once he knows what type of business is moving in. He did not feel it was necessary to do multiple meetings. Mr. Barton stated that the proposed site plan should reflect the allowances granted by the Zoning Board of Appeals and if changes need to be made in the future, that can be addressed in the future.

A lengthy discussion followed on the issue that the engineer was asking the Planning Board to approve a plan that may or may not happen in the future and that the Zoning Board of Appeals had already approved what the owner had requested, subject to the Planning Board's approval.

Mr. Schultz stated that the owner had come to him and asked him to prepare a plan that was generic that she could market to potential renters, that the owner does not want to have to tell the potential renters that they would have to wait two months to move in and the site has potential for expansion.

Chairman Ferguson asked if the fire lane shown to be 30 feet for the entire site, from the right-of-way. A discussion followed on this.

Mr. Schultz then requested that "in the future" the fire marshal and building department forward written comments to the engineer. A discussion followed on this. Mr. Barton noted that comments are provided after the Planning Board has reviewed the conceptual plan.

Steve Aprilano asked if the existing parking lot is lighted. Mr. Schultz stated there are no lights in the parking lot, just lights along the building.

Bob Pelkey asked if the intention is to do car repairs is this site zoned for care repairs and is there a current water/oil separator on site. A discussion followed on this. Mr. Schultz stated that there should be a water/oil separator on site.

A discussion was held on whether the plans need to be sent out to the referral agencies or if the Board can just grant final approval, as Mr. Schultz has requested. Mr. Schultz stated that the plans were just to show the parking spaces and to allow a new business to come into the town.

Chairman Ferguson stated that he would not be comfortable making any kind of motion on the plans without first sending them out to make sure that the fire lane was proper and the parking space outlines were correct.

5220 Ridge Road Continued:

There was a consensus of the Board members that they were in conceptual agreement with the plans.

A discussion was then held on whether the plans need to be sent to County planning, as it takes so long to get the comments back from them. And that he would like to avoid County Planning, so that we can wrap up by the next meeting. Mr. Barton stated that he would contact the County, that they have specific items that they want to see, and asked if they would require the plans to be submitted. He would contact Mr. Schultz with their answer.

MISCELLANEOUS1617 Manitou Road and 4664 Ridge Road West Fill Permit Extension

Charlie Lissow asked the Board for an extension for the current fill permit for this site. He stated that nothing is happening on the site, that SWPPP reports are up to date and the site is pretty well covered.

Mr. Barton stated that he has not been to the site recently but at the time of his last visit he had no concern. He will be going out to the site next week and report back to the Board.

Mr. Lissow asked for a six month extension.

After a small discussion, a motion was made by Steve Aprilano and seconded by Bob Pelkey to extend the existing fill permit for an additional six months. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

Penkitis Subdivision Lot R-1 180 Bennett Road

Mr. Barton stated that the fire code calls for fire protection for a home that is more than 1000' feet from a hydrant requiring either sprinklers or a dry hydrant. These three sites fit that criteria.

The Town went to the State to ask for an interpretation. There were two separate State Representatives which both stated that: if there is a hydrant in the area the home needs to be within 1000' feet but if there is no water in the area the home does not have to meet this requirement.

Mr. Barton stated that the plans were signed in September of 2011. A revised set of plans were submitted to the Town but were never signed.

A discussion followed on these plans and the Board agreed that the plans signed in 2011 are the plans that are the final plans and the owner may submit those to the building department for a building permit.

Review of application for requested zoning change at 4658 Ridge Road

Mr. Barton reminded the Board that any time an application for request zoning change is submitted to the Town Board the Planning Board is charged with submitting to the Town Board comments.

Mr. Barton reviewed with the Board the current zoning map for this section of the Town. Mr. Barton then reviewed with the Board the Master plan and the portion of the plan labeled "land use plan" and dated 1989, which show this area to be Highway Commercial in the future.

The Board agreed that the proposed zoning is a good fit, especially with the comments contained with in the Master Plan.

Mr. Barton stated that he would prepare a letter to the Town Board with the comments the Board has set out tonight and forward to each Board member for his approval.

Wilder Estates Subdivision

Update site plan Approval

Mr. Barton stated that it has been a couple years since any activity on this site and there are some "in fill" lots in section 5 and section 6 that need to have the approval updated. There are no changes to the plans.

Section 5 was originally approved 11/1/2001 and section 6 on 6/9/2005.

Chairman Ferguson asked if the building department had and concerns with the project. Mr. Barton stated that they are still receiving SWPPP reports.

Bob Pelkey made a motion to update the approval for the following lots; 502, 602, 603, 604, 606, 607, 613 & 614 for an additional 2 years. Mark Acker seconded the motion, motion carried unanimously 4-0 (Mike Reinschmidt absent).

Jack Barton passed out code updates to for the Town Code Books for each member of the Board.

Jack Barton passed out a copy of the proposed "Right to Farm Law" and stated that there is a public hearing scheduled for June 18th and asked the Board to review and make comments before the next meeting so that he can submit them to the Town Board at the public hearing.

Jack Barton reviewed the complaints that he has received in regards to the run off from the Doan Project on Ridge Road. Lengthy discussion were held on this and the

possibility of the Board requiring detention ponds for all proposed projects along the Ridge Road corridor.

There being no further business, a motion was made by Bob Pelkey and seconded by Mark Acker to end the meeting at 8:20 pm. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

Respectfully submitted,

Maureen L. Werner
Recording Secretary