

**TOWN OF PARMA
PLANNING BOARD
JUNE 17, 2013**

Members present:

Chairman
Executive Secretary

Tod Ferguson
Jack Barton
Steve Aprilano
Bob Pelkey
Mark Acker
Mike Reinschmidt

Public Present: Kris Schultz (Schultz Associates), Jim Roose (TB), and Adam Freeman (Land Tech).

Meeting started at 7:00 p.m.

CONTINUING BUSINESS

5070 Ridge Road West Commercial Site Plan
Adam Freeman presented to the Board plans for consideration for final approval.

Mr. Freeman stated that the Board had given the plans preliminary approval just a little over a year ago. The major concern of the Board was putting a phasing plan in place. Mr. Freeman pointed out the plans now show 8 phases and has a note added that states no vehicles can be stored on any unpaved areas.

Mark Acker asked if the storm water detention pond and leach field will be built with the first phase or will it wait till the 8th phase as shown on the plans. Mr. Freeman stated that there is a note on the plans that the water detention pond and leach field have to be completed with phase 1.

Mr. Freeman stated that the oil separator and holding tank has been added and pointed out where it had been placed on plans.

He also stated that a Note has been added to the plan that no unpaved area is to be used for storage.

Mike Reinschmidt asked about the line shown on the plans, which seems to be within the east entrance, making 11 parking spaces and not the 10 spaces as noted on the plans. A discussion followed on this. Mr. Freeman stated that the line should not be there. The Board asked him to remove it from the plans.

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Mr. Freeman stated that no lighting is being planned at this time. The only things that will be added "visually" is the fire lane signs required.

Steve Aprilano asked if the Fire Marshal had submitted comments. Mr. Freeman stated that the Fire Marshal had reviewed the plans prior to preliminary approval and he believes that all comments were addressed.

Mr. Barton reminded the Board that the Town Code sets out that if more than six months have elapsed since the prior approval was granted, the Board has discretion to require a public hearing prior to entertaining an application for final approval.

Mr. Barton also stated that the applicant also still needs to go before the Zoning Board of Appeals to request a Special Use Permit. The Zoning Board of Appeals may require lighting if the applicant plans to operate into the evening hours.

Mr. Reinschmidt asked if the Zoning Board of Appeals requires lighting will the applicant have to come back to the Planning Board for review and approval of proposed lighting. Mr. Barton stated that the Zoning Board of Appeals has two different avenues: 1) they can return the plans to the Planning Board for review and approval; or 2) refer the plans to the Town Engineer for review.

A discussion was held on approving this plan without the Zoning Board of Appeals having heard the request for a Special Use Permit for this site. Mr. Freeman stated that the site is presently being run as a auto sales business.

Chairman Ferguson asked if the Special Use Permit for the site had expired. Mr. Barton stated that the Special Use Permit has lapsed.

Mr. Barton pointed out that the fire lane needs to be 30 feet from right-of-way (from both entrances) to a point where the truck is able to reach within 150 feet of all portions of the building and have room to turn around. A discussion followed on what needs to be done.

Bob Pelkey asked if there was a time frame for the phasing plan. Mr. Freeman stated that there was no time frame in place and that he believes that owner will be proceeding with each phase once he is financially able. Mr. Reinschmidt stated that he would like to have a note placed on the plans stating that each phase must be finished before the next phase can be started. A discussion followed on the phasing plan.

Mark Acker asked if there will be any fill brought in. Mr. Freeman stated that no fill was needed.

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Chairman Ferguson stated that there were three things that need to be addressed on the plans: 1) the fire lane issue needs to be addressed.

- 2) the line shown on the east entrance, that was discussed previously is to be removed.
- 3) the Zoning Board of Appeals needs to make a decision as to the request for a Special Use Permit for this site.

A motion was by Mike Reinschmidt and seconded by Bob Pelkey to table this application until the next meeting. Motion was unanimously approved (5-0).

5064 Ridge RoadCommercial Site Plan

Mr. Barton reviewed with the Board that they had granted approval with conditions back on August 15, 2011 for this application.

Mr. Barton stated that changes have been made per the Board's requirements. The oil separators have been added, as well as, the size of the separators have been labeled on the plans.

Mr. Reinschmidt asked if the existing home was part of the repair business. Mr. Barton stated that it was not, it is used as a sales office for the sale of cars.

Mr. Reinschmidt asked if the parking lines will be striped as shown on the plans. Mr. Barton stated that they will be as shown on the site plan.

A discussion followed on the proposed hydrant on the south side of the Ridge Road. Mr. Barton stated that at the next Town Board meeting there is an application to create a public hydrant district for this site. A discussion followed on the placement of the hydrant and the need for creation of a public hydrant district.

Mr. Barton stated that this was on the agenda tonight so that the Board could be updated as to the changes made to the plans per their requirements. Mr. Barton did not have a mylar with the changes on it. He stated that he would contact the engineer and have them get the mylar to the Town Engineer for his signature, before he brings it back for the Chairman to sign.

NEW BUSINESS

5270 Ridge Road WestCommercial Site Plan

Kris Schultz presented to the Board a proposed plan for their consideration for conceptual agreement. Mr. Schultz stated that applicant has a business where he purchases pre-made sheds and sells them to the public. The applicant has two suppliers that he purchases the pre-made sheds from.

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That in order to continue to keep both suppliers he needs to split up the "display." Each site housing only one supplier's sheds.

Mr. Schultz stated that the plans presented to the Board are intended to show the area where the sheds will be displayed on this site. There will be no improvements to the site, no new payment and no new buildings. The plans show the proposed display area set back 25 feet from the right-of-way, there is 1 handicap parking space and 10 additional parking spaces and an existing building. Mr. Schultz stated that he used the footage of the existing building to calculate the parking space needed. The shed business will not be using any portion of the existing building. The owner uses one of the display sheds as a sales office. That there are no set hours for the business, the owner makes appointments with potential buyers when they call the number he has left on the sale pamphlets in the sale "office-shed." He does not encourage after dark appointments.

Mr. Acker asked if the applicant will be proposing any signage for the site. Mr. Schultz stated that there will be no proposed signage, any signs will be placed on the sheds themselves.

Chairman Ferguson asked about side setbacks. Mr. Barton stated that this area is a display area for "merchandise" so the Planning Board has discretion, if there was a proposed structure there would be. However, it would be helpful for the building department if the engineer shows the set back from the lot line to the proposed display area.

Chairman Ferguson asked if there will be any lighting on the site. Mr. Schultz stated that there are lights on the existing building and that the applicant is not proposing any lighting for these sheds, as he does not encourage after dark appointments.

Mr. Barton asked about parking for the existing business. Mr. Schultz stated that he was not sure what type of business is being run out of the existing building and that the parking spaces were calculated to the size of the existing building and are not calculated as to the display area. Mr. Barton advised Mr. Schultz that the Town Code was revised earlier this year as to the size of parking spaces.

Mr. Reinschmidt asked if the owner is going to stripe the parking areas as shown on the plans. A discussion followed on this and it was decided that the Board will require that the parking spaces be striped as the plans show. This will help with any confusion as to where the parking spots are.

A discussion was then held in regards to where the curb cut was, as the front of this entire parcel is gravel and stone, giving the appearance that the entire frontage is an

5270 Ridge Road Continued:

entrance to the site. The Board had concerns that potential customers may infer that the 25 foot setback area is for parking, creating safety hazard when the car tries to back out of the site. After a discussion the Board asked the Engineer to place some type of barrier in this 25 foot setback area to prevent cars from trying to park in this area. Suggestions of a split decorative fence or small fence post with hanging chain were discussed.

The Board agreed that with the addition of the above stated items the Board agrees with the plans conceptually and to have the plan sent out to the referral agencies for their comments.

MISCELLANEOUS

1228 & 1236 Parma Corners Road Property Merge

Mr. Barton presented to the Board a request from the owner of these two properties to merge the two tax account numbers into one tax account number. The tax map show the current tax account numbers to be 43.03-2-34 and 43.03-2-32. Mr. Barton stated that if the Board was to approve the merging of these two tax account numbers they would be eliminating one pre-existing non-conforming lot.

After a small discussion, a motion was made by Bob Pelkey and seconded by Steve Aprilano to approve the merger of tax account numbers 43.03-2-34 and 43.03-2-32 into parcel. Motion carried unanimously 5-0.

A motion was made by Mark Acker and seconded by Steve Aprilano to approve the minutes of the June 6, 2013 meeting as presented. Motion carried unanimously 4-0. Mike Reinschmidt absent from the June 6, 2013 meeting.

A motion was made by Bob Pelkey and seconded by Mike Reinschmidt to approve the minutes of the May 20, 2013 meeting as presented. Motion carried unanimously 5-0.

There being no further business, a motion was made by Bob Pelkey and seconded by Mark Acker to end the meeting at 8:05 pm. Motion carried unanimously 5-0.

Respectfully submitted,

Maureen L. Werner,
Recording Secretary