

TOWN OF PARMA PLANNING BOARD

SEPTEMBER 4, 2014

Members present:

Chairman
Executive Secretary

Tod Ferguson
Dennis Scibetta
Steve Aprilano
Bob Pelkey

Members Absent:

Mark Acker
Mike Reinschmidt

Public Present: Kris Schultz (Schultz Assoc.)

Meeting started at 7:02 p.m.

Steve Aprilano made a motion to accept the August 18, 2014 minutes as presented. The motion was seconded by Bob Pelkey. Motion carried unanimously 3-0 (Mike Reinschmidt and Mark Acker absent).

NEW BUSINESS

214 Huffer Road 1 lot Site Plan
No one present

MISCELLANEOUS

180 & 184 Burrirt Road Property Split/Merge
Kris Schultz presented to the Board plans showing 180 Burrirt Road and 184 Burrirt Road being split and merged into four separate parcels.

180 Burrirt Road is tax account #32.04-1-11.11 and is 59.25 acres.

184 Burrirt Road is tax account #32.04-1-11.21 and is 2.76 acres.

The proposed plans shows 4 lots:

Lot R-1 is shown to be 2.00 acres to the right-of-way and contains the existing residence.

Lot 2 is shown to be 5.001 acres to the right-of-way with no improvements.

Lot 3 is shown to be 5.007 acres to the right of way with no improvements.

Lot 4 is shown to be 50.626 acres to the right-of-way with no improvements.

Chairman Ferguson asked if the proposed lots conformed with the Town zoning. Mr. Schultz state that they do.

Chairman Ferguson asked Mr. Scibetta if he found any issues with the plans. Mr. Scibetta stated that there were no issues in regards to Town standards.

After the review of the plans, the Board asked if the owner had any plans to build on these lots. Mr. Schultz stated not at this time. The Board wanted to make sure that it was understood that they were not approving any of the lots as building lots.

A motion was made by Steve Aprilano to split the properties located at 180 and 184 Burritt Road as shown on the "resubdivision of 184 Burritt Road Subdivision" map prepared by Schultz Associates and dated 2/12/2014, presented to the Board at tonight's meeting and to form 4 lots as shown on said plan, with the caveat that none of the lots are being approved as building lots . Bob Pelkey seconded the motion. Motion carried unanimously 3-0 (Mike Reinschmidt and Mark Acker absent).

120 Spencer Road

Property Split

Kris Schultz presented to the Board plans to subdivide tax account # 42.4-1-18.221 into two lots.

120 Spencer Road is tax account # 42.4-1-18.221 and is 41.574 acres to the right-of-way.

The plans show 120 Spencer Road to be subdivided into two lots.

Lot R-1A is proposed to be 8.167± acres to the right-of-way and contains the existing home.

Lot R-1B is proposed to be 33.407± acres to the right-of-way and has no improvements and has 150 feet of roadside frontage.

Mr. Schultz stated that they owner is requesting the split because the owner is negotiating with the farmer who rents the land to sell the land to said farmer. Mr. Schultz stated that both lots are conforming with Town Zoning.

Chairman Ferguson asked if there were any problems with the leach field for the existing home, is it contained entirely on the proposed lot R-1A?

Mr. Schultz stated no problems and completely on lot R-1A.

120 Spencer Road continued:

A motion was made by Bob Pelkey and seconded by Mike Reinschmidt to approve the split of 120 Spencer Road into two lots as shown on the plans labeled Bostley Lot R-1 Resubdivision, prepared by Schultz Associates, dated August 19 2014, and presented to the Board at tonight's meeting. Motion carried unanimously 3-0 (Mike Reinschmidt and Mark Acker absent).

1855, 1875 and 1895 North Union StreetProperty split/merge

Kris Schultz presented to the Board a letter dated 8/28/2014 with three separate maps showing what the owner is proposing to do with these three lots. Mr. Schultz reminded the Board that one of these properties houses the Plantation Party House.

The plans show 1855 North Union Street, presently 17.737 acres to be reconfigured to be 17.510 acres, 1875 North Union Street, presently 8.374 acres and 1895 North Union Street, presently 0.926 acres to be combined into one single lot to be 9.536 acres.

Mr. Schultz reviewed with the Board that these proposed plans will:

1. Place the driveway located at 1855 North Union Street completely on its own property.
2. That the proposed lots will "square off" the property lines.

Mr. Schultz stated that with these proposed plans the owner will have to apply to the Zoning Board of Appeals for some relief and is asking the Planning Board to forward their comments and recommendations to the Zoning Board of Appeals.

Mark Acker asked if the home "in front" meet all set backs. Mr. Schultz stated that he believed it does. A discussion followed on this.

Chairman Ferguson stated that presently there are two residence on one parcel and the proposed plans show that this will not be changed, will that property be sold as is or is the owner planning on subdividing the this parcel again when they put on market. Mr. Schultz stated it will be sold as is.

Mike Reinschmidt asked if the "front residence" was still being used as a business. Mr. Schultz stated that it was not.

Chairman Ferguson asked about the leach fields and utilities, are they respective fields and lines going to be on the respective properties? Mr. Schultz stated that he has all maps and believes that they are all "clean and separate" but has a little more investigation to do but if required he will do cross-access easements.

Chairman Ferguson stated that he would like to see all of this on the map.

North Union Street continued:

A discussion was held as to the rezoning of 1895 North Union Street. The Board is concerned that if rezoned it would take away the buffer from home and commercial property, they may like to have a stipulation and some controls placed on the property if rezoned. They Board stated that they would look further into this issue.

A discussion was held on the fact that one parcel houses two homes.

A discussion as to what zoning of property is and what is allowed was held.

There was a consensus on the Board that they agreed with the proposed plans.

214 Huffer Road

Dennis Scibetta stated that this application will have to go before the Zoning Board of Appeals because the proposed property is not wide enough to construct a home on. That the proposed plans show that the original lot presently does not have enough width and proposed plans will decrease lot width by 20 feet.

The Board stated that they were not in favor of granting a variance, by making a currently non-conforming lot a less non-conforming lot.

Braemar County Club - Ridge Road

Kris Schultz stated to the Board that new plans were being presented to the Zoning Board of Appeals. Mr. Schultz reviewed the following with the Board:

1. Property use pre-dates requirement for special permit.
2. Property zoned residential.
3. Past improvements done to property.
4. That owners are looking to do something significant and the Town is now looking for the owners to apply for special use permit with these significant changes to the property.
5. First page of plans show what the property currently looks like and would it will look like when fully built out.
 - party house with enclosure
 - expansion of parking lot
 - cart storage on east side
 - future cart storage building next to maintenance building
 - additional parking to east of entrance way
 - driving range parallel to 10th tee
 - request for off season car storage

Braemar County Club continued:

Mark Acker asked if there were any homes along the proposed driving range. Mr. Schultz stated no it was vacant land. Chairman Ferguson stated that research needed to be done in regards to a driving range being placed next to residential property and what can be done to minimize light spillage onto the residential properties to the west.

Mr. Schultz stated that he and the owner are looking for direction from the Town Board in regards to temporary storage of cars for dealer stock. A lengthy discussion followed on this.

Mike Reinschmidt asked Mr. Schultz what exactly he was asking the Board for. Mr. Schultz stated he would like the Board to look at the plans and give their recommendation to the Zoning Board of Appeals as which plan the Planning Board would like to see the Zoning Board of Appeals approve.

Chairman Ferguson stated that the Board was going to do some research, take time to "digest" the plans and after this is complete prepare a recommendation for the Zoning Board of Appeals.

Dennis Scibetta reviewed with the Board what the new owners of the old "Zarps" property is looking to do with the property.

There being no further business, a motion was made by Mike Reinschmidt and seconded by Mark Acker to end the meeting at 8:20 pm. Motion carried unanimously 3-0 (Mike Reinschmidt and Mark Acker absent).

Respectfully submitted,

Maureen L. Werner,
Recording Secretary