

TOWN OF PARMA PLANNING BOARD

August 15, 2016

Members present:	Chairman	Tod Ferguson
	Executive Secretary	Dennis Scibetta
		Bob Pelkey
		Mark Acker
		Mike Ingham

Member absent: Mike Reinschmidt

Public Present: Kris Schultz (Schultz Associates)

Meeting started at 7:00 pm.

***A motion was made by Mark Acker and seconded by Mike Ingham to approve the July 18, 2016 meeting minutes as presented. Motion carried unanimously 4-0 (Mike Reinschmidt absent)***

**CONTINUING BUSINESS**

North Parma Commons 949 Hilton Parma Corners Road

Chairman Tod Ferguson asked if the board members had gone to the site to do a site visit. All members present stated that they had.

Kris Schultz was present for this application.

Mike Ingham asked who was going to maintain and be responsible for the 4 storm water retention ponds and the green spaces. Mr. Schultz stated that there will be an easement around each to allow the town access if necessary but the homeowners association will be responsible for maintenance.

Bob Pelkey questioned if sidewalks would be installed on both sides of the roadway as he would like to see it be uniform with Unionville Station. A discussion followed on this.

Dennis Scibetta asked if the planning board will be taking the lead agency on this application. Chairman Tod Ferguson stated that they would and asked him to please send out the required notification to the other agencies.

North Parma Commons continued:

A discussion followed on the merging of the four properties. Chairman Tod Ferguson again restated that it was the concession of the board that unless the town board rezones the property for the proposed senior development there will be no need to merge the properties. If the rezoning is granted the owner will be required to merge all four properties into one single tax account number and remove one of the homes.

Chairman Tod Ferguson asked if Mr. Schultz had completed the part one of SEQR. Mr. Schultz stated that he had. Mr. Ferguson asked for a copy as Mr. Scibetta will need to for that to the other agencies along with the planning boards notification as to taking the lead agency.

Mark Acker asked if some of the homes will be constructed for handicap use. Mr. Schultz stated every unit is built so that it can be converted if needed i.e. all have wider doorways.

After another review of the plans, the recommendation of the board that they approve of the project and if the town board rezones the property for this development there will be a few features they would like to see and will follow through during the review process. The board also stated that they approve of the limited commercial building and proposed community center if funds are available.

**MISCELLANEOUS**

Tillich site plan                      1255 Manitou Rd.                      update approval

Chairman Tod Ferguson read a letter from the owner dated August 4, 2016 in which the owner requested that the town update the final approval of the site plan for another two years. The plan show that the planning board approved the plan on June 7, 2007. The water department and health department approvals had not yet been updated.

After a short discussion the board agreed that the application would be tabled until water department and health department approvals had been updated.

***A motion was made by Bob Pelkey and seconded by Mike Ingham to table this application without prejudice. Motion carried unanimously 4-0 (Mike Reinschmidt absent).***

5110 Ridge Rd. W. change in business use

The applicant Mark Torey, who is renting the above referenced property, was here to give the board an overview of the proposed business for this site.

Mr. Scibetta stated that he asked the applicant to come in and give the board a presentation of the proposed business being plan for this site and that no approvals were necessary. Mr. Scibetta reminded the board that the former business that was in this site was a martial art dojo.

Mr. Torey stated that he is proposing a recreation center in the property that he has a 5013C not-for-profit corporation which will be running the center. The center will include kid and family themed activities for families and groups. Mr. Torey stated that his not-for-profit corporation works with service type organizations to help the community.

Chairman Tod Ferguson asked if there was handicap parking and bathrooms. Mr. Torey stated that there were both handicap parking and bathrooms on both levels.

A discussion as to the activities and hours was held. Mr. Torey stated that he was a schoolteacher and presently for the month of August he is planning to be open Tuesday through Friday from 3 PM to 8 PM and on Saturday from 1 PM to 8 PM. After the school year starts he plans to be open three days a week 4 PM to 8 PM and all day Saturday.

The board agreed that they like the concept of this recreation center.

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A review of future applications was held.

There being no further business, ***a motion was made by Mark Acker and seconded by Bob Pelkey to end the meeting at 7: 40 pm. Motion carried unanimously 4-0 (Mike Reinschmidt absent).***

Respectfully submitted,

*Maureen L. Werner*

Maureen L. Werner,  
Recording Secretary