

Town of Parma Planning Board
October 4, 2018

Members present:

Chairman:
Executive Secretary:

Tod Ferguson
Dennis Scibetta
Mark Acker
Mike Ingham

Members Absent:

Bob Pelkey
Mike Reinschmidt

Public present: Linda Judd (TB), Eric Lotson & Ruth Flow

Meeting started at 7:00 p.m.

PUBLIC HEARING

4645 Ridge Road West

Commercial Site Plan

Chairman Tod Ferguson read the Legal Notice.

Chairman Tod Ferguson asked if there will be any additional outside lighting on the building.

Eric Lotson, the builder, stated there will be one (1) on the end and two (2) in front and there will be no light spillage off the property.

Chairman Tod Ferguson asked if there will be any additional signage to the building.

Mr. Lotson stated there will be none.

Mark Acker asked if the roof line will match the existing roof line.

Mr. Lotson said it would.

Chairman Tod Ferguson asked if there will be any work done on the cars inside the proposed additional building.

Mr. Lotson said no, they are just washing the cars in this proposed additional building.

Chairman Tod Ferguson asked if the proposed building will be taking away any of the existing parking and if so does any additional parking need to be added to the property.

Mr. Scibetta stated no. No additional parking will be required.

Mark Acker asked where the additional run off from the new proposed building will be going.

Mr. Lotson stated toward the road. They will be using the current drainage, which consist of a swale, which catches all surface discharge and flows towards the road side ditch.

Dennis Scibetta asked where the waste water will go from washing the cars in the proposed additional building.

Mr. Lotson stated that there will be a 250-gallon oil separation tank, which will separate the water from the oil or any additional contaminates, will be sent to a holding take, which will get pumped out when necessary.

Dennis Scibetta asked if all the washing will be done inside the new proposed building.

Mr. Lotson stated he assumes so during the winter, as currently there is a problem with washing the cars outside during the winter with the water freezing on the driveway and vehicles.

Chairman Tod Ferguson asked if the addition colors will match the existing building.

Mr. Lotson stated they will.

Chairman Tod Ferguson asked Mr. Scibetta if there were any issues on the site.

Mr. Scibetta stated no. All the issues have been cleaned up.

Chairman Tod Ferguson opened the Public Hearing.

There were no public comments.

Chairman Tod Ferguson closed the Public Hearing.

Linda Judd stated that she thought it was a good idea that they had the oil separator and that they were pumping the waste water into a holding tank to get pumped out at a later date.

A motion was made by Mark Acker and seconded by Mike Ingham to grant this application preliminary approval. Motion carried unanimously 3-0. (Bob Pelkey and Mike Reinschmidt absent)

CONTINUING BUSINESS

Ruth Flow started the discussion by stating that the neighbor had to put in the berm and swale on the adjoining property and that her property now is wetter, since his improvements than it has ever been before.

Dennis Scibetta stated that the town engineer is looking into the issue at this time and they have asked the engineer to supply a report to the planning board in regards to this issue.

Mark Acker asked if the original plans were followed.

Dennis Scibetta stated that is what the engineer is checking into at this point.

Mrs. Flow showed pictures of her property in which she stated it showed water on her property.

Mr. Scibetta stated he has been monitoring this site and that the natural drainage of the area is from south to north.

A very lengthy discussion followed in regards to Mrs. Flow's concerns about the additional water of her property since the improvements being placed on the neighbor's property and what she feels the town has and has not done for her.

Mark Acker left the meeting at 7:15 p.m.

Mr. Scibetta showed pictures of the property, which he had on his phone to the Board. Chairman Tod Ferguson stated to Mrs. Flow that the Town will have the engineer review the site plan and the as built plans to determine if the improvements have been installed properly and give a report to the planning board.

A lengthy discussion as to where we are and where we need to go followed. It was determined that an as built survey, needs to be completed so that it can be determined if the improvements are installed property and what needs to be done to get this situation taken care of.

After a lengthy discussion between Mr. Scibetta and Mrs. Flow, Mrs. Flow agreed to sit down with the neighbor to see if they could work out an agreement.

MISCELLANEOUS

A discussion was held as to other items going on in the town and what the Board would like in regards to the DePasquale site.

There being no further business, the meeting ended at 8:15 p.m.

Respectfully submitted

Maureen L. Werner for
Diane G. Brisson, Recording Secretary