

Town of Parma
Planning Board Minutes
May 20, 2013

Members Present: Tod Ferguson, Chairman; Mark Acker, Steve Aprilano, Mike Reinschmidt, Bob Pelkey, Jack Barton Executive Secretary.

Public Present: Rich Maier, Kris Schultz, Wendy Meagher, Dave Agostinelli

Call to order: The meeting was called to order at 7 pm by Chairman, Tod Ferguson.

NEW BUSINESS

199 Webster Road

Walnut Grove Estates

Change in Entrance Road

Kris Schultz presented to the Board revised plans in regards to the proposed private access road to the building lots. The owner is now requesting a dedicated road be put in. Kris told the members that this would require referral to the zoning board for an area variance for the 2 corner lots. He also stated that in speaking with Town Highway Superintendent the Town itself prefers the dedicated road for several reasons, including the fact that this would include a dedicated water main allowing for fire hydrant placement. The dedicated road will allow for 4 building lots.

Kris asked the Board for a referral letter from the Planning Board to Zoning Board for variances. Jack stated that there is no precedence for this Planning Board to make a recommendation. Kris stated that he felt the Zoning Board would ask if the Planning Board had reviewed the revised plans for the dedicated road, therefore, he was presenting them tonight before the Zoning Board meeting.

Tod Ferguson stated that he felt that having the dedicated road would address the majority of the issues the Planning Board had with the proposed plans when they were initially brought in. The members did not have any further questions or concerns at this time.

Kris will bring the revised plans in for approval once the Zoning Board has made their decision.

5019 Ridge Road West

Commercial Site Plan

Dave Agostinelli presented to the Board plans to build a concrete patio off the side of the existing building. This would be on the side towards the parking lot. It would be 6' x 40' with a railing to separate it from the actual parking places. The purpose of this patio would be just a sitting area for people to bring their drinks out to sit outside. There would be no service allowed in this area. He also stated that he would have to amend his liquor license to include this area.

The Board asked what barriers he planned on using to separate the parking places from the patio. Mr. Agostinelli advised that he wanted to use 4" bollards. The Board also asked about the parking spaces that currently appear to abut the patio area, if there would be a loss of parking spaces, is there enough space to allow emergency vehicles, and does this meet with the Town zoning ordinances to be able to do this? Jack Barton, stated that the

Zoning Ordinance currently states that there is to be no outside displays, sales, or service. He was not sure if there would be an issue with a patio/sitting area. He will check into this and let Mr. Agostinelli and the Board members know within the next 2 days.

Discussion ensued resulting in a **motion being made by Steve Apriliano, to table the proposed site plans for a patio addition to the building at 5019 West Ridge Road without prejudice until the site plans provide the requested details. Mark Acker seconded the motion. Motion passed unanimously (5-0).**

4658 West Ridge Road

New Fill Permit

Wendy Meagher from Meagher Engineering presented to the Board a request for a fill permit at this location, where plans are in motion to build a new Country Max Store. The owners are currently renting the property which houses their current store and are planning on building a new store at this address. As this is a light industrial zoned area, they have to meet with the Town Board to change to commercial zoning. At this point, they are requesting the fill permit to take advantage of the current construction season, and the available fill that they would have access to. They plan to stockpile 4 to 6 thousand cubic yards of soil, to be able to fill the proposed 2.5 to 3%. This will disturb less than 1 acre of land (approximately 100' x 100') and will be located in an existing area that has no buildings on it at north east corner of the property. They will have a person on site to inspect loads of soil coming in as they want only top soil and plan on rejecting anything that does not meet requirements.

The Boards concerns included the possibility of needing more area for fill, the placement of a silt fence, height of the proposed stock pile. They also wanted to make sure that Wendy was aware that the fill permit is only in effect for 90 days or until a building permit is issued.

Jack stated that there should be no issue with allowing a fill permit at this time with the site plan that has been submitted, as they are aware that the plans were in the process of being drawn up for the Zoning Board and Planning Board.

There being no further issues or concerns, **Steve Apriliano made a motion to approve a fill permit for the proposed commercial site at 4658 with the stipulation that they keep the stockpile as tight as possible to the area outlined with the realization that they will probably have to expand the area , that they will put in a silt fence and dust control will be addressed as necessary. The motion was seconded by Bob Pelkey. Motion carried unanimously (5-0).**

4930 West Ride Rd/ 1604 Hilton Parma Corners Road

Subdivide/Merge

Richard Bechtold presented to the Board proposed plans to subdivide 35 acres from a 155 acre parcel on 4930 West Ridge Road and merge it with an existing property adjacent to the first parcel at 1604 Parma Corners Road. These parcels are both owned by Richard Bechtold. The 155 acre parcel is agricultural land with no existing buildings on it. The Parcel at 1608 Hilton Parma Corners Road has a home with a driveway.

There being no further issues or concerns , **Steve Apriliano made a motion to subdivide a 35 acre parcel from property at 4930 West Ridge road. Mark Acker seconded the motion. Motion carried unanimously (5-0.)**

In addition, there being no further issues or concerns , **Steve Aprilano made a motion to approve the merge of the 35 acre parcel to 1604 Hilton Parma Corners Road. Mark Acker seconded the motion. Motion carried unanimously (5-0.)**

160, 184, and 196 Pinehill Road**Subdivide/Merge**

Rich Maier presented to the Board proposed plans to subdivide the parcel located at 160 PineHill Road and merge with properties at 184 and 196 Pinehill Road. 160 Pinehill Road has been divided into 2 separate parcels. Parcel #1 is 16.507 acres and will be 184 Pinehill Road. Parcel #2 is 5.213 acres and will be 196 Pinehill Road.

There being no issues or concerns, **Mark Acker made a motion to split the property at 160 Pinehill Rd into 2 parcels and merge parcel #1 with the property at 184 Pinehill Road. Mike Rheinschmidt seconded the motion. Motion carried unanimously (5-0).**

Mark Acker made a motion to merge Parcel #2, formerly known as 160 Pinehill Road with the property at 196 Pinehill Road. Mike Rheinschmidt seconded the motion. Motion carried unanimously (5-0).

Tod Ferguson, Chairman signed the mylar.

MISCELLANEOUS**West Ridge Road****Hess Gas Station**

Jack Barton told the Board that the owners of the Hess Gas Station at 5028 West Ridge Road called stating that they wanted to put stone in the area around the retaining wall and the sidewalk. They felt it would be easier to maintain. The Building Department allowed them to make this change. The Board felt that there were no issues with this decision.

They also asked if they could put up a 6' fence on the retaining wall for safety. The Board agreed that public safety has to be addressed.

Meeting Minutes

There being no changes or corrections from the meeting minutes of 5/2/13, **Bob Pelkey made a motion to approve the minutes as presented. Steve Aprilano seconded the motion. Motion carried unanimously (5-0).**

There being no further business to discuss, **Mark Acker made a motion to adjourn the meeting at 7:55 pm, Bob Pelkey seconded the motion. Motion passed unanimously (5-0).**

Respectfully submitted for

Maureen Werner

Recording Secretary

Town of Parma Planning Board by

Diane Brisson