

# TOWN OF PARMA PLANNING BOARD

## OCTOBER 2, 2014

Members present:

Chairman  
Acting Executive Secretary

Tod Ferguson  
Art Fritz  
Bob Pelkey  
Mark Acker  
Mike Reinschmidt

Member absent:

Steve Aprilano

Public Present: Kris Schultz (Schultz Assoc.), Dan Schum, Esq., and Peter McAnn

Meeting started at 7:00 p.m.

### CONTINUING BUSINESS

1885, 1875, 1895 North Union Street Property Split/Merge  
Kris Schultz presented to the Board plans to split and merge these three properties.

Mr. Schultz stated that they revised the plans to create a separate lot for the "front" home on the parcel to the north, so that each home will have its own parcel and the "front" home will retain its commercial zoning.

Mr. Schultz also stated that they have set out all the water services and leach beds for each improvement on the plans, that he has provided copies of the plans to the Town Board for their consideration for re-zoning of certain portions of the properties and reaffirmed that he reason for the splitting and merging was to "square up" the properties lines of these three properties.

Chairman Ferguson asked if there were any underground electric services or shared services. Mr. Schultz stated that there were none.

Mr. Schultz stated that he has sent the plans out to the Health Department for their signature and to the Water Authority for their signature. The Health Department has signed but is still waiting for Water Authority.

A discussion was held in regards to granting approval for this application because the plans have not been signed by the Water Authority. After a discussion it was decided that because this was not site plan application and was only for the splitting and merging of the properties, no other signature were needed before the Board could vote on the application.

*A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to approve the split and merger of these three tax account numbers as shown on the plans prepared by Schultz Associates, dated August 27, 2014, and presented to the Board at tonight's meeting. Motion carried unanimously 4-0 (Steve Aprilano absent).*

#### NEW BUSINESS

Peck Collision                      Commercial Site Plan                      5408 Ridge Road West  
Dan Schum, Peter McMann and Kris Schultz were present to address the Board for this application.

Mr. Schum stated that the owner is applying to put up a metal building on the property. ½ of the building will be used for office space and will be heated. The other ½ of the building will be used for part storage and unheated.

Mr. Schum also stated that:

1. The building will be on less than 15% of the property.
2. There is positive drainage away from proposed building.
3. There is nothing irregular about the building.
4. That the proposed building is similar to what is presently on site and passed out plans for proposed building.

Mr. Schultz stated that the proposed building:

1. Meets all set backs.
2. Will have no impact on drainage.
3. That his office did prepare a topo survey of the property.
4. That the property is zoned commercial.
5. There will be no water service or restrooms in proposed building, will be using restrooms in current building.

Chairman Ferguson asked if the building is being proposed to be placed on the current parking lot. Mr. Schultz stated that it was and there would be no increase in impervious surface.

Mike Reinschmidt asked if there will be any repair work being done in the proposed building. Mr. McMann stated no. The building will house his office and part storage.

Chairman Ferguson asked Mr. Fritz if there were any setback issues. Mr. Fritz stated there were none.

Peck Collision continued:

A discussion followed on firewall requirements.

Mark Acker asked if the electric for the proposed building will be tied into the electric service for the current building. Mr. McMann stated that it will.

Mark Acker asked if a footer would be constructed to support the proposed building. Mr. Schultz stated yes.

Discussion followed on how the Board wanted to proceed with this application. Mr. Schum stated that he felt that all the issues had been addressed, that this application was well within the Town's ordinances and asked the Board to consider final approval at tonight's meeting.

Chairman Ferguson asked if this property abutted any residential property. The contiguous properties are also zoned Highway Commercial.

Chairman Ferguson asked if there are sufficient parking spaces to meet zoning requirements based upon square footage of buildings on property.

Mr. Schultz stated that:

1. There is more parking spaces then required by zoning.
2. The drainage is positive around the proposed building.
3. There will be no new driveway into the property, no new utilities, and no new plumbing in the proposed building.
4. That previously if an owner of a property wanted to add a building to his property it would have been just an administraiial issues that the Building Department would deal with.

Bob Pelkey stated that the Board does have a well established process for applications for conceptual plans, which this plans was presented to the Board as conceptual.

A discussion on how to proceed with application followed.

Chairman Ferguson, after a lengthy discussion, stated that because this is an unique application and there are no other signatures needed on the plans and that the Building Department will be overseeing all other aspects of the proposed building the Board felt that they would be able to entertain a motion for final approval for this application. Chairman Ferguson also wanted it noted that because the Board was entertaining final approval on this application, the Board was not waiving its

Peck Collision continued:

established procedures and that the unique situation of these plans are the reason for the Board entertaining a motion for final approval.

*Mike Reinschmidt made a motion to grant final approval for this application, as presented at tonight's meeting, motion was seconded by Mark Acker. Motion carried unanimously 4-0 (Steve Aprilano absent).*

1235 Hilton Parma Corners RoadCommercial Site Plan

Mr. Schultz presented to the Board plans for this site, stating that the new owners are planning on using both buildings for automotive repairs.

Mr. Schultz stated that the current septic system is located on the east end of property and is working fine at the present time but before anything goes "a rye" the owners would like to put in a new septic system to make sure that there are no problems in the future when both buildings are being used. Mr. Schultz stated that property perched "well" and that the proposed septic system will service both buildings.

Chairman Ferguson asked if there were oil/water separators in each building. Mr. Schultz stated that there were.

Mr. Schultz stated that the only changes to the site will be the new leach system and a new water line for the back building.

Mr. Schultz stated that the proposed septic meets all set back requirements.

After reviewing the plans the Board agreed conceptually with the plans and asked that Mr. Schultz send them out to the referral agencies for their comments.

## MISCELLANEOUS

93 & 97 Webster RoadProperty Merge

Dan Schum stated that his client recently purchased the smaller and wishes to merge both properties into one tax account number.

Mr. Fritz stated that both properties are conforming with Town Zoning.

After a short discussion, a *motion was made by Bob Pelkey and seconded by Mark Acker to approve the merger of 93 and 97 Webster Road into one tax account number. Motion carried unanimously 4-0 (Steve Aprilano absent).*

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There not being a quorum present for approval of the September 4, 2014 meeting minutes, Bob Pelkey gave his approval of said minutes with the correction that Mark Acker and Mike Reinschmidt were absent from the meeting and all motions reflect their absence.

*Bob Pelkey made a motion to approve the September 15, 2014, meeting minutes as presented, Mark Acker seconded the motion. Motion carried unanimously 4-0 (Steve Aprilano absent from tonight's meeting).*

Bob Pelkey stated that he would not be at the next Board meeting.

*There being no further business, a motion was made by Mike Reinschmidt and seconded by Mark Acker to end the meeting at 7:32 pm. Motion carried unanimously 4-0 (Steve Aprilano absent).*

Respectfully submitted,

Maureen L. Werner,  
Recording Secretary