

**PARMA PLANNING BOARD
JANUARY 21, 2008**

Members Present:

Chairman
Executive Secretary

Ed Fuierer
Jack Barton
Rick Holden
Tod Ferguson
Bob Pelkey

Members Absent:

Tim Harner

Public Present:

Kevin Brongo, Dan Schum, Randy Bebout (FRA Engineering), Bill Wolfron, Al Spaziano, Gary Comardo (TB) and John Paul Schepp.

Meeting started:

7:00 p.m.

NEW BUSINESS

WALNUT GROVE SUBDIVISION 4 Lots 199 WEBSTER ROAD

Kevin Brongo, the developer presented to the Board plans for a 4 lot subdivision.

Jack Barton asked Mr. Brongo if there were any future plans for the remaining land. Mr. Brongo stated at this point none.

Mr. Barton stated that there are two EPOD districts very close to this site and that Mr. Brongo should have his engineer place these on the plans. Mr. Brongo stated that he would inform the engineer.

Tod Ferguson asked Mr. Brongo if there was access to the remaining land on Ogden Parma Town Line Road. Mr. Brongo stated that there was. Mr. Ferguson questioned the 60 foot strip that is shown on the plans between the proposed 4 lots but yet you have no plans for the back property? Mr. Brongo again stated that at this time he has no plans for the back property.

JP Schepp wanted Mr. Brongo to be aware that in the future if he is planning on making the 60 foot strip into a road for access to the back property, the two proposed lots will become non-conforming lots because they will become "corner lots" and will have different required set backs. Mr. Brongo stated that he understood.

Rick Holden asked if Mr. Brongo's engineer had the Town's standard notes for the plans. Mr. Brongo was unsure. A copy of the Fill Note, Town Sprinkler Note and Agricultural Note were given to Mr. Brongo.

JP Schepp asked if Webster Road was a Town Road. Mr. Barton stated that it was. Mr. Schepp then stated that the driveway culverts and drainage along Webster Road will need to be shown on the plans before preliminary approval.

Walnut Grove Continued:

The Board agreed conceptually with the plans and agreed to have them sent to the referral agencies with the above requested additions and upon receipt of their comments a Public Hearing will be scheduled.

HESS EXPRESS COMMERCIAL SITE PLAN 5028, 5030 & 5034 RIDGE ROAD WEST

Dan Schum, Bill Wolfrun and Randy Bebout were all present to present this application to the Board. Mr. Schum explained to the Board that they are before the Board tonight to present the conceptual plans but that they are going to need to go to the Zoning Board of Appeals to apply for variances.

Mr. Schum explained that Hess will be leasing the property from the current owner. The owner of the properties is proposing to take the four (4) parcels and make two properties out of them. The plans show an existing home and building on the parcels. Mr. Schum stated that Hess is planning to construct a 2500 sq ft Hess Express with an island with 8 gas pumps to be covered by a canopy. Similar to the other Hess Express building that you see in the area. There is an existing entrance on Rt. 259 and an existing entrance on Ridge Road to this site both will be moved slightly. Mr. Schum stated that there will be a slight increase in green area with this proposed construction with a lot less visual pollution, the parcel that is proposed for the Hess Express is 1.6 acres.

Mr. Schum then explained to the Board why the applicant is requesting to be referred to the Zoning Board of Appeals. Mr. Schum stated that the existing "red metal clad" building on the second parcel will not meet the set back requirements and the proposed signage for the site exceeds the minimum allowed for the site. Mr. Schum stated that the property is zoned for the proposed use.

Randy Bebout then explained the following regarding the proposed construction of a Hess Express at this site:

1. Will be a 24/7 operation that will be family owned and operated.
2. The proposed building will be a split white block building.
3. The property drops to the north and they are proposing to construct a retaining wall along the proposed north property line.
4. The lighting will be "drop" type or be on the building, there will be no spot lights and the signs are internally lit.
5. The drainage of the site sheet flows to the north and currently splits into two separate storm water facilities one at 259 and the other along Ridge Road. He felt that quantity of drainage will not be the issue, just quality.

Mr. Schepp asked if there were any other issues that the applicant will have to address because of this being a gas station. Mr. Bebout stated that the state doesn't have specific requirements other than the run off from any spill can not be tied in to the storm water facilities.

A discussion was held on the design of the Tops gas station constructed in Hamlin.

Mr. Schepp stated that there must be some controls for petroleum spill and requested that the engineer look into this and address any requirements.

Mr. Schepp then asked about the lights on the proposed site. Mr. Bebout variances that they will have a lighting plan on the plans at the next meeting.

Rick Holden wanted the applicants to know that there are very sensitive drainage issues in this area and he wants the applicants to be aware that they might want to contact the neighbors to discuss the proposed drainage. Mr. Bebout stated that there shouldn't be a problem with the drainage from the site, since they will be creating less impervious surfaces than there are now.

The Board agreed to refer this applicant to the Zoning Board of Appeals for application for the need variances.

MISCELLANEOUS

530 Trimmer Road

Fill Permit

Al Spaziano requested that the Board issue him a 90 day fill permit for this application. Mr. Spaziano stated that he would like to get the rock base for the proposed road at this site in during the colder weather so that it will be "cleaner", he doesn't want to be making a big mess in the warmer weather. Mr. Spaziano explained that he would like to put in the base for the proposed 30 foot road, that he will dig the top soil off the area, that he will be keeping the top soil on site as the edge of the road will need to be tapered, that he will not be working near the creek, he will be approximately 45 feet from the creek, that after he gets the stone in he will then grade the site to plans and stop until the site plan has gotten final approval.

Rick Holden asked if Mr. Spaziano is proposing to use erosion control and he stated that he was.

After reviewing the plans, **a motion was made by Rick Holden and seconded by Bob Pelkey to grant a 90 day fill permit, with the appropriate erosion control in place at the time of filling, for this application. Motion carried unanimously 4-0 (Tim Harner absent).**

Jack Barton introduced to the Board Gary Comardo, the new Town Board liaison.

Jack Barton introduced to the Board, John Paul Schepp, from Chatfield Engineers. Mr. Schepp gave the Board an overview of his resume and an overview of Chatfield Engineers. Mr. Schepp will be reviewing site plans submitted to the Planning Board and providing comments.

A motion was made by Tod Ferguson and seconded by Rick Holden to approve the January 3, 2008 minutes as presented. Motion carried unanimously 3-0 (Tim Harner absent and Ed Fuierer absent from 1/3/2008 meeting).

Jack Barton reviewed some training that the Board might be interested in and asked if they would like him to present it to the Town Board for their approval. The Board agreed.

Jack Barton reviewed with the Board that the Zoning Board of Appeals, at it's last meeting, tabled the application regarding the property located at 5017 Ridge Road, as they wanted the applicants to look into other options besides reducing the large amount of parking spaces required.

There being no further business **a motion was made by Bob Pelkey and seconded by Tod Ferguson to end the meeting at 7:40 p.m. Motion carried unanimously 4-0 (Tim Harner absent).**

Respectfully submitted:

Maureen L. Werner
Recording Secretary