

TOWN OF PARMA PLANNING BOARD  
September 3, 2015

Members present:

Chairman  
Executive Secretary

Tod Ferguson  
Dennis Scibetta  
Mark Acker  
Bob Pelkey  
Mike Reinschmidt

Public Present: Kris Schultz (Schultz Assoc.), Matt DiNicola and Mick Mortanaro.  
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Meeting started at 7:00 p.m.

***A motion was made by Bob Pelkey to approve the August 6, 2015 meeting minutes as presented. Motion was seconded by Mark Acker. Motion carried unanimously 3-0 (Mike Reinschmidt absent 8/6/2015 meeting).***

***Chairman Ferguson announced the Steve Aprilano gave his formal resignation to the Town Board at the last Town Board meeting.*** The entire Board was in agreement that Mr. Aprilano would be greatly missed as he was an asset to the Planning Board. Best of luck to Mr. Aprilano in his future endeavors.

NEW BUSINESS

4741 Ridge Road West

Commercial Site

Matt DiNicola presented to the Board plans to place a 52' x 722' storage building on this property. The building will be in the General Commercially Zoned portion of the property.

Chairman Ferguson asked if Mr. DiNicola plans to do any maintenance or repair work in the building. Mr. DiNicola stated he was going to use the building for storage.

Chairman Ferguson asked if he is planning on putting in a septic system for a bathroom in the building. Mr. DiNicola stated he was not.

Mr. Acker asked if Mr. DiNicola was planning on using the building for a commercial business he stated not presently perhaps down the road. Chairman Ferguson reminded Mr. DiNicola that in the future if he wants to use the building for commercial purposes he will have to return to the Board for approval.

Mr. Scibetta stated that the proposed building meets all Town Codes.



***installed. Mark Acker seconded the motion; motion carried unanimously 4-0.***

5100 Ridge Road West & 1635 Hilton Parma Corners Road Split/merge  
Mr. Montanaro presented to the Board plan showing a portion of 5100 Ridge Road west being split from the property and merged with Lot 5 of the Kessler Subdivision (1635 Hilton Parma Corners Road.

The plans show 5100 Ridge Road to be originally a little over 41 acres. If the plans are approved 5100 Ridge Road will be 3.230 acres, all but .5 feet on the north property line will be zoned General Commercial, and Lot 5 of the Kessler Subdivision will now be 72.188 acres.

Both lots will be conforming.

Chairman Ferguson if the leach field on 5100 Ridge Road West will be contained all within the new lot. Mr. Montanaro stated it would.

***A motion to approve the split of 38 acres (approximately) from 5100 Ridge Road West as shown on the plans presented to the Board at tonight's meeting was made by Mike Reinschmidt and seconded by Mark Acker. Motion carried unanimously 4-0.***

***A motion to approve the merger of the 38 acres (approx.) split from 5100 Ridge Road West with Lot #5 of the Kessler Subdivision (1635 Hilton Parma Corners Road) was made by Mark Acker and seconded by Bob Pelkey. Motion carried unanimously 4-0.***

222 Burrirt Road Fill Permit  
Mr. Scibetta presented to the Board a letter from the owner dated 8/16/2015, requesting a fill permit for his property located at 222 Burrirt Road, along with a proposed map showing approximately where the fill will go.

Mr. Scibetta stated that the owner would like to put a berm on his east property line.

Chairman Ferguson asked if any of the members of the Board had a chance to go to the property and look at the site. None had the change to do so.

Chairman Ferguson stated that he did look at Google earth and it appears that the property to the east naturally drains toward this property and he was concerned with the effects on the drainage if a berm was constructed.

The Board reviewed the plans and had some questions in regards to the actual size of the berm, the exact placement of the berm and it appears that there is a chain link fence in the area where the proposed berm is to go will that be coming down?

The plans show the berm to be a 3 feet berm to be tapered to the lot line and south of the existing barn.

After a lengthy discussion Mark Acker stated that he felt there was not enough information supplied and from what was supplied he was not sure how the berm would impact the drainage of the properties.

The Board agreed that they would need additional information before they could make a decision on this application and ask Mr. Scibetta to send a letter to the applicant asking for the following information:

1. Actual length and width of the proposed berm.
2. Cubic feet of amount of fill to be brought in.
3. Impact of drainage to east property line.
4. What type of erosion control will be used?
5. Actual placement of berm on property.
6. If there will be any plantings placed on the berm.
7. If the existing trees will be staying or are they to be removed.

16 Huffer Road King Subdivision, Lot #2

Mr. Scibetta presented to the Board a letter from the owner asking for an updated final approval/signature for this site.

Mr. Scibetta stated that the health department has updated their signature.

The last date of when plans were signed by Planning Board was 6/7/2005.

Chairman Ferguson stated that the Water Authority needs to update their signature on the plans.

It was agreed by the Board once the Water Authority had updated their signature the Chairman could sign updating the Board's approval of the plans for another two years.

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*There being no further business, a motion was made by Mark Acker and seconded by Bob Pelkey to end the meeting at 7:47 pm. Motion carried unanimously 4-0.*

Respectfully submitted,

*Maureen L. Werner*

Maureen L. Werner,  
Recording Secretary