

TOWN OF PARMA PLANNING BOARD

JANUARY 18, 2010

Members Present:

Chairman
Executive Secretary

Ed Fuierer
Jack Barton
Tod Ferguson
Bob Pelkey (7:21 pm)
Rick Holden

Member Absent:

Tim Harner

Public Present: None.

Meeting started: 7:07 pm

MISCELLANEOUS

5112/5114 Ridge Road West

Re-zoning Request

Jack Barton reviewed with the Board the applicants request to re-zone a portion of these properties from rural-residential to General Commercial.

A discussion was held on the status of the property being brought back into accordance with current zoning. The following items were discussed: status of salt shed, what needed to be done to the front property so that it would conform with current zoning, the fact that there was not access to the right-of-way from the back property, what permits had been issued for the properties and the status of these permits.

The Board asked how far back the applicant was asking to be re-zoned. Mr. Barton stated that the applicant is asking for the remaining 49 feet of the front property and approximately 499 feet of the back property. The Board agreed that the 49 feet of the front property was not really an issue and that should have been back when the property was originally zoned.

A discussion was held on the zoning of the surrounding properties.

A discussion was held on the plans that had been submitted to the Town and the lack of information and correctness of the information supplied.

The Board had questions as to where the runoff from the proposed salt shed was going to be directed.

The Board revisited the issues with the properties as they stand now and they were as follows: fountain, septic under building, current addition, accessible bathrooms, drainage pond, site plans need to be brought up to date, easement to back property, sign, set backs need to be added to

plans and the fact that the proposed salt storage appears to be half on front property and half on back property.

The Board had discussions on the following:

1. That they felt that the applicants should bring the properties in to compliance with the current zoning before the Town Board entertained their application for re-zoning.
2. How the re-zoning process works with the Town Board.
3. That they felt that this property was a good place for a commercial business and that 1000 feet of commercial zoning on Ridge Road was probably reasonable.
4. The fact that 5114 Ridge Road had no real potential for building because of accessibility and drainage issues. That there was no current legal access to Ridge Road from 5114 Ridge Road and that they would like to see that addressed.

A motion was made by Rick Holden and seconded by Tod Ferguson to approve the minutes of the January 4, 2010 meeting as presented. Motion carried unanimously 4-0 (Tim Harner absent).

There being no further business, a motion was made by Rick Holden and seconded by Bob Pelkey to end the meeting at 7:55 pm. Motion carried unanimously 4-0 (Tim Harner absent).

Respectively submitted,

Maureen L. Werner
Recording Secretary