

**TOWN OF PARMA
PLANNING BOARD
MARCH 7, 2013**

Members present:

Chairman
Executive Secretary

Tod Ferguson
Jack Barton
Steve Aprilano
Bob Pelkey
Mike Reinschmidt
Mark Acker

Public Present: Craig Kozlowski

Meeting started at 7:00 p.m.

MISCELLANEOUS

Doan Chevrolet Ridge Road

Craig Kozlowski stated that he was the project manager for this application and he was before the Board to ask for a modification to the approved plans.

Mr. Kozlowski stated that the approved plans show a 6 foot high black chain link fence around the s/w corner of the sales lot which is elevated, the fence is at the top of a the retaining wall. Mr. Kozlowski stated that if the fence was placed their the owner feels that it would be obtrusive and may deter potential customers from going to look at the vehicles that are for sale in this area of the sales lot. He is asking the Board if they would approve the chain link fence being change to a guard rail.

Mark Acker asked how high the retaining wall was. Mr. Kozlowski stated that at its highest point it is 86 inches.

A discussion followed on the proposed change.

Chairman Ferguson asked if potential customers will be walking along this portion of the sales lot. Mr. Kozlowski stated that the customers would be walking around the cars.

Chairman Ferguson stated that because there would be people walking around this portion of the sales lot and the fact that the retaining wall is elevated he would like to see what OSHA sets out as safety standards for such a situation.

Doan Continued:

A discussion was held in regards as to what is proposed at the site across the street, at Hess.

Chairman Ferguson stated that he can see where the fence would segregate the vehicles in this section of the sales lot from the customers but with the height of the retainer wall he wants to make sure that it is safe for the customers and staff.

A discussion was held on why the fence was first proposed and what substitution would best be for all. Chairman Ferguson again requested that Mr. Kozlowski submit OSHA requirements for this type of situation.

The Board agreed that they would like to see OSHA requirements before they make any decision on whether to allow the change or not.

Mr. Kozlowski state that perhaps a double guardrail would work.

Mr. Barton stated that the next meeting is March 18th and Mr. Kozlowski stated he would be back for that meeting.

5028 Ridge Road

Mr. Barton stated the developers of this site have three alterations to the approved plans that they would like the Board to entertain:

1. The approved plans for this site show the underground tanks west of the island are to be placed parallel to Ridge Road. The developer would like the Board to allow him to install the tanks to run perpendicular to Ridge Road. The plans call for the tanks to be 17 feet deep and by allowing the tanks to be placed perpendicular the developer will be able to avoid the bed rock that will inhibit placing the tanks parallel.

Mr. Barton stated that set backs are not an issue with this alteration.

2. The approved plans call for high pressure sodium lights and they would like to switch to LED lighting. They will be keeping the same number of fixtures and lights will be in the same places.

Mike Reinschmidt asked if a reason was given for the change. Mr. Barton stated that he was not given one but did read a letter from the Town Engineer which stated that he has reviewed the proposed changes to the light and approves the proposed change to LED lighting.

3. The approved plans have a note stating that "no floor drains are

5028 Ridge Road Continued:

permitted in the building". The developer has asked that floor drains be allowed as this a gas "quick mart" and they will have bathrooms, self serve drinks stations and coffee station and floor drains are necessary for safety of their customers.

Mr. Barton stated that the preliminary plans that the Board approved did not show the note, he is not sure when the note got added back on to the plans.

After reviewing each request a motion was made by Mike Reinschmidt and seconded by Bob Pelkey to approve the placement of the underground tanks from parallel to perpendicular with Ridge Road, to approve the change from high pressure sodium lights to LED lights and to allow floor drains to be place inside the building as long as they are hooked up to the septic system. Motion carried unanimously 5-0.

5064 Ridge Road

Mr. Barton reviewed with the Board that this plan was granted final approval back on August 15, 2011, with the following conditions;

- Oil separator be placed on the plan
- use of building be labeled on plan
- dimensions of building be added to the plan
- distance from existing hydrant to buildings be placed on plans
- fire lanes be labeled on plan
- and the applicant had 2 years to pave the stone driveway.

Mr. Barton stated that the plans that were submitted showed the distance from the fire hydrant to the front building. That the back building is now being used for two different business and there should be an oil separator for each business.

A discussion was held as to the back building being changed from storage to business.

Steve Aprilano asked if the oil separator should go to the holding tank, he does not see a holding tank on the plans.

Mr. Barton stated that the storm water maintenance agreement was received but the applicant would need to go back to the Zoning Board of Appeals because their special use permit has expired.

A discussion was held on what the original application was for and what the Board would like to see before they would entertain a motion on this application.

The Board asked Mr. Barton to draft a letter to the applicant to advise the applicant that the following issues need to be addressed before any motion can be entertained,

Mr. Barton will send letter to Board for review before sending out to applicant;

- oil separator for each business in the back building.
- holding tank be shown on plan and installed.
- a schedule for paving be submitted.
- an the applicant to address fire protection for the back building.

Mercy Flight Subdivision Section 4 - 16 Lots James Moore Circle

Mr. Barton presented the plans to the Board and stated that the applicant has asked for the Board to update their final approval, as the plans were signed on November 19, 2012, but had not yet been filed in the County Clerk's Office and the Clerk will not accept the plans for filing when the Board's signature is more than 60 days old.

A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to update the final approval for this application. Motion carried unanimously 5-0.

A motion was made by Bob Pelkey and seconded by Mike Reinschmidt to accept the minutes from the February 18, 2013 meeting as presented. Motion carried unanimously 5-0.

There being no further business, a motion was made by Mark Acker and seconded by Steve Aprilano to end the meeting at 8:03 pm. Motion carried unanimously 5-0.

Respectfully submitted,

Maureen L. Werner
Recording Secretary