

**TOWN OF PARMA PLANNING BOARD**  
**MARCH 20, 2006**

Members Present:	Chairman	Ed Fuierer
	Acting Executive Secretary	Art Fritz
		Rick Holden
		Tod Ferguson
		Tim Harner
		Bob Pelkey

Public present: Jim Glogowski, Kevin Brongo, Louis Brongo, Paul Zarpentine and Tammy Maier (Maier Land Surveying).

Meeting started: 7:04 pm

**NEW BUSINESS**

<u>E. White Subdivision</u>	<u>2 Lots</u>	<u>813 Burritt Road</u>
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Jim Glogowski presented to the Board plans to split this existing property into two lots. The front parcel, labeled "Parcel A", is to be 1.552± acres (260' x 260') and an existing home will be located on said property. The back lot, labeled, "Parcel B", is a flag lot and is 4.179± acres (580' x 297.25'). Mr. Glogowski stated that the owner of the property wants to construct a new home on the back lot but also wants to keep the existing pond on his property, that is why he has designed the lots as shown. Mr. Glogowski stated that the front parcel is non conforming and they will have to go to the Zoning Board of Appeals for this and would like the Board comments before they appear before the Zoning Board of Appeals.

Chairman Ed Fuierer stated that he saw no problems with the configuration of the lots.

Rick Holden stated that they will have to modify the driveway to be a minimum of 12 feet with a bump out, due to the length of the driveway and the plans will need to go to the Fire Marshall for his review and comments.

Tim Harner stated that the only concerns he could see at this time would be the driveway and the issue of fire equipment having enough room for ingress and egress.

Tod Ferguson asked if they would be changing the grades around the back of the house. Mr. Glogowski stated that the owner would like a walk out basement and that they are proposing a modified raised septic system. Mr. Ferguson asked that Mr. Glogowski put the proposed grades on the plans.

Mr. Ferguson asked that Mr. Glogowski put the Town Sprinkler Note on the plans. Mr. Glogowski stated that he would.

Chairman Ed Fuierer stated that they may want to propose a dry pump out of the pond for fire prevention.

E. White Subdivision Continued:

Mr. Ferguson asked if they were proposing to expand the pond for fill. Mr. Glogowski stated that they may have to.

Mr. Ferguson then stated that the set backs for the existing barn on the front lot need to be added to the plans. Mr. Ferguson then questioned if the set backs meet the Town's set back requirements. Mr. Glogowski stated that he was unsure of this. A discussion was held and the Board stated that if the set backs do not meet the requirements, they may want to include this on their application to the Zoning Board of Appeals.

Brongo Subdivision 3 Lots 200 Webster Road

Kevin Brongo presented conceptual plans to the Board showing 3 lots. Lot #1 is proposed to be 1.290± acres, Lot #2 is proposed to be 1.655± acres and Lot #3 is proposed to be 21.443 acres (with a 100' access strip at the road). Mr. Brongo stated that they are seeking to get Lot #1 and Lot #2 approved and Lot #3 will be left as an unapproved lot. The plans show the proposed homes being serviced by public water and a private sewage system.

Tim Harner questioned the drainage of this site and if they knew of any potential drainage issues. Mr. Brongo stated that they do not believe there will be any drainage issues for this site as it is at the highest point of the Road.

Mr. Harner asked if there are any plans to develop Lot #3. Mr. Brongo stated none at this time.

Mr. Brongo stated that the wet lands have already been delineated on the property and are marked on the plans.

Art Fritz stated that the flood zone needs to be indicated on the plans, as well as, the proposed grading around the proposed homes.

Rick Holden asked if the developer had done any negotiations with the neighbors to square up the lots. Mr. Brongo stated no.

The Board stated that they agreed with the plans conceptually and agreed to have them sent out to the referral agencies for their comments.

132 & 144 Pease Road Property Merge and Split

Tammy Maier presented to the Board plans to merge these two properties into one property and then split them into two lots. The plans show both lots being a total of 49.848 ± acres and being tax account numbers 72.04-003-0132 and 72.04-003-0131. After the merging of the properties the plans show the property being split into two properties, lot #1 being 44.109 acres± (being retained by Mr. Zarpentine) and lot #2 being 5.739 acres (Mr. Zarpentine stated that his son will be purchasing this property). Mr. Zarpentine stated that by doing this merger/split the Board will be clearing up some tax map issues.

**132 & 144 Pease Road Continued:**

**After reviewing the plans, a motion was made by Tod Ferguson and seconded by Tim Harner to approve of the merger of tax account numbers: 72.04-003-0132 and 72.04-003-0131 into one tax account number and then to split the property as shown on the plans presented to the Board at tonight's meeting. Motion carried unanimously 5-0.**

**MISCELLANEOUS**

**Tod Ferguson made motion to accept the March 2, 2006 minutes with the following corrections:**

- 1. On page two: remove the first "acting Chairman Tod Ferguson closed the Public Hearing".**
- 2. Change the name on page three at the motion for approval of the minutes of 2/2/2006 from Tod Harner to Tim Harner.**

**Rick Holden seconded the motion. Motion carried unanimously 4-0 (Ed Fuierer absent).**

**Chairman Ed Fuierer showed the Board a proposed plans for a soccer complex being proposed for Parma Center Road. The Board reviewed the plans with the Chairman.**

**There being no further business, a motion was made by Tim Harner and seconded by Bob Pelkey to end the meeting at 7:43 pm. Motion carried unanimously 5-0.**

**Respectfully submitted,**

**Maureen L. Werner  
Recording Secretary**