

TOWN OF PARMA PLANNING BOARD

JULY 7, 2011

Members Present:

Acting Chairman
Executive Secretary

Tod Ferguson
Jack Barton
Tim Harner
Bob Pelkey
Steve Aprilano

Members Absent:

Ed Fuierer

Public present: Gary Comardo (TB) and John Love

Meeting started: 7:04 pm

MISCELLANEOUS

WEBSMART AUTO

4621 RIDGE ROAD WEST

Jack Barton passed out the plans for this site.

John Love, owner of Websmart Auto, stated that when the plans were originally drawn there was a slight oversight of not putting in a sidewalk at the front of the building. Mr. Love stated that as the plans are now there is no place for the customers to walk except for between the cars and the curb and he feels that is a safety issue.

Mr. Love went over the plans with the Board, stating that the drain that is already in place in front of the building, will remain but have to be modified. A discussion was held on the drainage of the site.

Mr. Barton passed out copies of emails from the Town Engineer in which he recommends a cast iron solid frame over the basin and was okay with the proposed changes.

The Board reviewed with Mr. Love that they agreed with the Town Engineer and would like to see the cast iron solid frame over the basin. Mr. Love agreed to do that. Acting Chairman Tod Ferguson stated that the frame will have to be vehicle rated.

A discussion was held on what needed to be done.

A motion was made by Steve Aprilano and seconded by Tim Harner to approve the changes to the plans, the addition of the side walk and the use of a solid cover over the basin as discussed at the meeting tonight. Motion carried unanimously 4-0 (Ed Fuierer absent)

5497 Ridge Road West

Mr. Barton stated that the owners have applied to the Zoning Board of Appeals for an Expansion of a non-conforming use.

A discussion was held on the reasoning as to why the owners need to apply for an expansion. The property is zoned General Commercial and that the home was pre-existing when the zoning was changed and therefor it the home is a pre-existing non conforming structure.

Mr. Barton stated that the Zoning Board of Appeals is looking at the application because the property is being used as a residence not because of the size of the proposed building.

After a discussion the Board felt that the building would not look out of place and that it would blend in with the neighboring properties. The Board did not have any issues and felt it would have minimal impact.

Mr. Barton reviewed with the Boards what he would be putting in the letter to the Zoning Board of Appeals and stated that he would forward to the Board members for their approval after he had prepared the formal letter.

5361 Ridge Road West

Mr. Barton stated that the owners have applied to the Zoning Board of Appeals for an Expansion of a non-conforming use.

A discussion of the application was held. The Board felt that this was a much larger building on a smaller lot then the above stated item and that it would have a bigger impact to the area. The Board recognized that the property was zoned General Commercial but also want to note that there were a lot of residences in the area. The Board asked what the owner is proposing the building for. Mr. Barton stated that the application stated for personal storage, boat, trucks.

A discussion was held on the zoning of the property and the usages allowed.

Tim Harner sated that he is concerned with the closeness of the proposed building to

5361 Ridge Road West Continued:

Ridge Road and the fact that Ridge Road may get expanded someday.

Mr. Barton stated that the existing home is closer to Ridge Road.

Mr. Harner was still concerned with the adding of assets closer to Ridge Road.

Bob Pelkey stated that he thought if the building was rotated 90° it might fit better. He then described a property in Greece that is similar to this.

Mr. Barton reviewed with the Boards what he would be putting in the letter to the Zoning Board of Appeals and stated that he would forward to the Board members for their approval after he had prepared the formal letter.

4618 Ridge Road WestFill Permit Extension

Mr. Barton stated that the owner is requesting an extension of the original fill permit for this site.

Mr. Love, the owner of the business across the street, asked if he could speak in regards to this request.

Mr. Love stated that he is in favor of what the owner is doing, it is beneficial for his business to have this business succeed. He has a few issues with the truck traffic and the condition of Ridge Road. Mr. Love stated that he is not yet open for business but is trying to build his stock up and even though he is not open for business he still has people stopping by to look at the cars on site. He has two employees working 8 hours a day, every day to wash the cars. As soon as they get done with the row of cars, they have to start all over again because of the dust.

Just this afternoon, as his employees got done washing the road side row of cars, Mr. Miller was going to "sweep" ridge road with his John Deere. Which Mr. Love stated just sweeps the dirt to the side of the road, which causes dust clouds when cars drive over the piles of dirt on the side of the road. Mr. Love stated that he went over to speak with Mr. Miller and ask if he could just wait till the cars at least dried. He did not have a pleasant meeting. Mr. Love stated that there has to be a solution for both he and Mr. Miller to be successful.

Mr. Barton stated that he stopped out at the site this morning based on a complaint from a citizen via email. Mr. Barton stated that the parcel was still somewhat wet but a truck pulled in and dust came up. Mr. Miller did explain that he was having the water truck come in twice a day. Mr. Barton stated that twice he has been on site, unannounced, and both times the water truck was there or was pulling in while he

Mr. Barton stated that he was on site today at 11:48 am and Mr. Miller had stated that he is 2 to 3 weeks away from completing phase one.

Mr. Love stated that he would like to see a vac truck cleaning Ridge Road.

A discussion was held on the issue and what would be the best way to resolve the issue that was beneficial for both business owners.

Mr. Love asked, if this is phase one are there going to be more phases? Mr. Barton explained the approved site plan and the phase to Mr. Love. Mr. Love wanted to know if there was an end date. Mr. Barton explained how the process works.

A discussion was held the seeding/sodding of the fill, when the anticipated tubing hill will be done and the inspection schedule for inspection of the site and the required SWPP reports.

The Board agreed that they would like to require a vac truck for the cleaning of the Road.

Acting Chairman Tod Ferguson asked what the owner was asking for extension time frame. Mr. Barton state 30 days.

Mr. Harner stated that he was troubled that Mr. Miller was aware of the issue and was not present at the meeting tonight to speak with the Board to reassure the Board as to what he was going to do.

After a discussion, a motion was made by Tim Harner and seconded by Bob Pelkey to extend the fill permit to July 19, 2011, with the requirement that a vac truck be used to clean the road and that there be site inspections done every other day. Motion carried unanimously 4-0 (Ed Fuierer absent).

A motion was made by Tim Harner and seconded by Bob Pelkey to approve the minutes of the June 20, 2011 meeting as presented. Motion carried unanimously 4-0 (Ed Fuierer absent).

5017 Ridge Road West

Mr. Barton presented to the Board plans for this site and stated that the Board had

5017 Ridge Road West Continued:

wanted to see a 2 feet wide curb on the drive thru. Mr. Barton stated that what is existing is not what the plans say. Mr. Barton was asking the Board for direction as to how they would like to proceed.

After a discussion the Board stated that they would like to see a note added to the plans with the actual height and width of the curb and that the additional parking space that was created to be added to the plan.

There being no further business, a motion was made by Steve Aprilano and seconded by Bob Pelkey to end the meeting at 8:51 pm. Motion carried unanimously 4-0 (Ed Fuierer absent).

Respectfully submitted,

Maureen L. Werner
Recording Secretary