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SOUTH DARTMOUTH
PLANNING BOARD

-2-

JULY 6, 2006

Parkway Estates Continued:

A small discussion was held on dry hydrants for wet ponds.

Jack Barton stated that the driveway standards for the Town of Parma are as follows: 12 feet for driveways for single homes and 16 feet for common/private drives.

Mr. Barton then asked the Board if they would like to see a more detailed conceptual plan before the applicants go to the Zoning Board of Appeals.

Rick Holden stated that the County might like to see an alternative plan showing a "looped" road. Mr. Fitzgerald stated that this would not make the project feasible for the applicant.

A discussion was held on the existing water service in the area.

Mr. Fitzgerald was given a copy of the Town's standard notes for Sprinklers, Agricultural and Recycled material to be placed on the plans.

Mr. Ferguson stated that he would like to see a more detailed conceptual plan before the applicant goes before the Zoning Board of Appeals. The rest of the Board agreed.

Justice Flowers

1215 Hilton Parma Corners Road

Dr. Falcheck and Martha Morin presented to the Board plans for turning this existing site into a florist shop. The building was previously used as a Veterinarian office and, for a short period of time, a spa. The building is located in a general commercial area. Dr. Falcheck passed out a picture of the site that was taken early this am, along with a survey of the property, and stated that they were making no alterations to the site just changing the business that is at the site. Dr. Falcheck stated that there is parking on the north and south side of the building with handicap parking and handicap accessibility to the building.

Chairman Ed Fuierer asked Mr. Barton if the site had adequate parking spaces for the size of the building. Mr. Barton stated that 9 spots are required. Chairman Ed Fuierer stated there appear to be approximately 12 spots at the site currently.

The Board questioned Ms. Morin about the dumpsters that are on site, were they going to remain or were they just there for the remodeling. Ms. Morin stated that they will be staying. One is used for plant clippings and the other for cardboard. Both have lids and there is no odor from either. The dumpsters are located in the back of the parking lot. A discussion was held on the dumpsters and whether screening would be needed for them. Ms. Morin stated at the two previous locations no screening was needed for the dumpsters. The Board reviewed what was located directly behind and to the sides of the dumpsters. The Board decided that no screening would be needed.

Dr. Falcheck stated that the sight distance at the entrance was good and the entrance was wide enough for two vehicles to pass.

Dr. Falcheck stated that when he occupied the building he had trees planted between the residence adjoining the property and the building on site and that they have grown up nice and screen the building well.

Justice Flowers continued:

Tod Ferguson asked what the hours of operation will be for the florist shop. Ms. Morin stated that they are: Monday - Friday 9 am to 6 pm, Saturdays 9 am to 5 pm and the shop is closed on Sundays and holiday.

A motion was made by Tim Harner and seconded by Rick Holden to approve the change in use of this site to a florist shop. Motion carried unanimously 5-0.

44 Marjorie Lane

Relocation of Swale

Carlton Krause proposed to the Board that he be allowed to move the existing swale on his property. Mr. Krause stated that the existing swale is 18 feet from his house, that instead of building a two story home he and his wife decided to build a large ranch home and the existing swale is very close to their home and has a 8 on 9% grade. He would like to have the swale moved to the south about 12 feet and to be able to change the grade to a 2 on 3 % grade.

Jack Barton passed out a copy of the originally approved subdivision map showing this swale.

Tod Ferguson asked if lot 616 drained into the catch basin. Mr. Barton stated that the plans show that the drainage takes everything east of lot 616.

Mr. Ferguson asked if moving this swale would effect the drainage of other properties. Mr. Barton stated if would not.

Mr. Barton stated that the bank to the south will be steeper and the applicant may have to cut it deeper to keep the grade. A discussion was held on this.

Mr. Ferguson again asked if this would effect lot 614. Mr. Krause stated it would not that there was no house on either side of his.

Mr. Ferguson asked if the swale on 614 would have to be altered because of this change. Mr. Barton stated that it would have to be revised to match up with this swale.

Mr. Ferguson then stated that the developer would have to be made aware of the change is this swale and he would like to make sure that the developer doesn't have any issues with this before the Board approves of the changes. A discussion followed on this.

Mr. Barton stated that if the Board agreed with the changes to the swale he would make an appointment with the developer and Mr. Krause to go out on site and go over the proposed changes with the developer to get his approval of same.

Tod Ferguson made a motion to approve of the changes to the swale as shown on the map presented to the Board by Mr. Krause at tonight's meeting upon the condition that the developer has been shown the plans and has agreed to said changes. Rick Holden seconded the motion. Motion carried unanimously 5-0.

MISCELLANEOUSMercy Flight Subdivision

519 Manitou Road

Jack Barton passed out a letter from ConCal, LLC, dated 6/27/06, asking that their fill permit be extended.

Tod Ferguson asked if there had been any complaints about the project or if there were any problems. Mr. Barton stated that he was there a week ago, that they had hired a new contractor, that he had talked with the applicant and stated that they need to get with Larsen Engineers to review the site and to get the work inspected and that their engineer needs to certify the work that has been completed, the silt fence was not in good shape but it was not impacting the adjoining properties as the property does not slope toward the other properties. Mr. Barton also stated that he will get a report to them by the next meeting as to the progress of this site.

A discussion was held on this project and the length of time it was taking to complete and the condition of the silt control on site.

A motion was made by Rick Holden and seconded by Tim Harner to extend the fill permit for this site for 30 days. Motion carried unanimously 5-0.

158 Ferguson DriveFill Permit Extension

Jack Barton passed out a letter from Angelo Bianchi, dated 6/27/06, asking that the fill permit for this address be extended.

Mr. Barton stated that this is a small project but nothing has been done to the site as of yet, the owner is still waiting for material but the year anniversary of this fill permit is coming up and the owner will have to pay an additional fee on the year anniversary.

Rick Holden asked how much fill is needed. Mr. Barton stated he did not know exactly, that he could look it up, but he believed 50 yards.

A motion to grant a 90 day extension of the original fill permit was made by Rick Holden and seconded by Tod Ferguson. Motion carried unanimously 5-0.

Review of Requested changes to site plans Requirements from Fire Departments:

Jeff Mullen, Assistant Fire Chief for the Hilton Fire Department was present.

Jack Barton stated that about a year ago the Board had talked about what additional protection is needed for homes that are so far off the road. That he has meet with the Hilton Fire Department, North Greece Fire Department and Spencerport Fire Department in regards to this. They came up with some recommendations to which they have made some minor changes to and are outlined in the June 22, 2006 letter that was sent to the Board by all three fire departments.

Jeff Mullen reviewed with the Board each "bullet" point on the letter. A discussion was held on each "bullet point".

Fire Department continued:

A discussion was held on additional items that might help the fire departments, i.e. markers along the driveway.

Asst. Chief Mullen stated that all the fire departments will welcome anything that the Town would like to require if it helps them make their job easier.

A discussion was held on the fact that the fire departments had given several options as to what could be put into place and what would work the best. It was decided that each site would be looked at on a individual basis and the Town Engineer would have the final decision as to what option best fits that site.

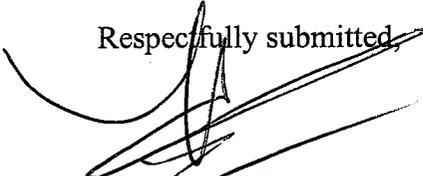
Mr. Barton stated that the Board should review these recommendations and make comments so that he can get the issue on the next Town Board agenda so that they can review and take the necessary action.

A motion was made by Rick Holden and seconded by Bob Pelkey to accept the minutes of the June 19, 2006 meeting as presented. Motion carried unanimously 4-0 (Tim Harner absent from June 19, 2006 meeting).

Chairman Ed Fuierer read a correspondence from the Village of Hilton's Mayor, dated 6/21/06, in which he requested to be placed on the next Planning Board agenda.

There being no further business, a motion was made by Bob Pelkey and seconded by Tod Ferguson to end the meeting at 8:49 pm. Motion carried unanimously 5-0.

Respectfully submitted,


Maureen L. Werner
Recording Secretary