

# TOWN OF PARMA PLANNING BOARD

## JUNE 4, 2009

Members Present:

Chairman  
Executive Secretary

Ed Fuierer  
Jack Barton  
Tod Ferguson  
Bob Pelkey  
Rick Holden  
Tim Harner

Public Present: Adam Freeman (Land Tech), Randy LaDieu (LaDieu Associates), Carol Kluth, Jim Roose, Pat Basset (TB), Robert Sobb, Mike Colakoglu and Nancy Colakoglu.

Meeting started: 7:03 pm

### PUBLIC HEARING

1220 Hilton Parma Corners Road

Commercial Site Plan

Chairman Ed Fuierer read the Legal Notice.

Randy LaDieu presented to the Board revised plans.

Chairman Ed Fuierer read the following correspondence:

1. Fire Marshal letter dated 4/7/2009
2. Monroe County Department of Planning and Development letter dated 5/6/2009
3. Town Engineer letter dated 5/5/2009

A small discussion was held on each comment set out in each letter.

Mr. LaDieu reviewed the following with the Board:

1. The plans have been reviewed by the Health Department and they are ready to sign.
2. The plans have been to DOT and they are working with them to close up the two curb cuts.
3. They are working on lighting plan. They will be putting in a new fixtures instead of trying to use what is on site.
4. They have added some vinyl fencing between properties.
5. They will be putting the landscaping details on the final drawing.
6. Reviewed the erosion control that were on plans.
7. The revised plans show a dumpster on site.

Chairman Ed Fuierer opened the Public Hearing.

PUBLIC COMMENTS: None

BOARD COMMENTS:

Jack Barton reviewed with the Board the Conservation Board comments, dated 4/21/2009, on this project and their recommendation to the Planning Board to issue a Negative Declaration.

Chairman Ed Fuierer closed the Public Hearing.

After a small discussion on the plans and review of the SEQR for this project, **A motion was made by Tim Harner and seconded by Rick Holden to list this project as an Unlisted Action under SEQR, to grant a Negative Declaration for this project and to grant preliminary approval for this project. Motion carried unanimously 5-0.**

5424 Ridge Road West

Site Plan

Chairman Ed Fuierer read the Legal Notice.

Adam Freeman presented to the Board revised plans.

Chairman Ed Fuierer read the following correspondence:

1. Fire Marshal letter dated 2/25/2009
2. Monroe County Department of Planning and Development letter dated 2/23/2009
3. Town Engineer letter dated 3/11/2009

A small discussion was held on each comment set out in each letter.

Mr. Freeman reviewed the following with the Board:

1. The plans have showed existing turn around and are waiting for Fire Marshal comments before finishing up turnaround.
2. Reviewed wood lot EPOD/wetlands on property.
3. Reviewed with the Board the Health Departments concern that this area was a former orchard and they were concerned with arsenic levels in the soil. They are in the process of getting the levels tested.

Chairman Ed Fuierer opened the Public Hearing.

PUBLIC COMMENTS: None

Tod Ferguson asked if the Town would need a drainage easement around the creek running through the property. A discussion followed if one is needed on a tributary. Jack Barton will look at drainage easements over the stream or if there are regulations are already in place by State and Federal laws.

Rick Holden asked if the existing roadway is up to Town standards for fire equipment. Has a core sample been done. Mr. Freeman stated that he it had not done one yet but they could do one.

Jack Barton reviewed with the Board the Conservation Board comments, dated 5/19/2009, on this project and their recommendation to the Planning Board to issue a Negative Declaration.

Chairman Ed Fuierer closed the Public Hearing.

After a small discussion on the plans and review of the SEQR for this project, **A motion was made by Rick Holden and seconded by Bob Pelkey to list this project as an Unlisted Action under SEQR, to grant a Negative Declaration for this project and to grant preliminary approval for this project. Motion carried unanimously 5-0.**

## CONTINUING BUSINESS

Pool Auto Sales, Inc.                      Commercial Site Plan                      5503 Ridge Road West  
Adam Freeman presented to the Board revised plans for this application.

Mr. Freeman stated that the revised plans show the following:

1. He has adjusted the parking spaces so that they meet the Town Code for size and has relocated the parking spaces for display and customer parking and then pointed this out on the plans to the Board.
2. He has added a floor drain with oil well and separator in the proposed building.
3. He has added a couple of catch basins in the front of the property.
4. The parking spaces now number 38 spaces for customer/general parking and 107 display spaces.

Jack Barton asked about the “grayed out” area in the back of the proposed building, will it be asphalt. Mr. Freeman stated that is was going to be. Mr. Sobb stated that he would like it to be millings or crushed stone. A discussion followed and Jack Barton stated that he would review the Town Code to verify what the material needed to be.

Pool Auto Sales continued:

Mr. Ferguson stated that if paved, they will need to see a storm water calculation for the property. Mr. Freeman stated that total disturbance was under an acre and therefore does not constitute Phase 2 regulations to be met.

A discussion on the drainage for the site was held.

Mr. Ferguson asked if the water from the parking lot would be treated before it ran into the wetlands. Mr. Freeman stated that the run off will go into the swale first then the existing pond before it gets discharged into the wetlands.

Tim Harner asked if the Special Permit issued by the Zoning Board of Appeals will have to be modified. A discussion followed and it was decided that no modification is needed.

After reviewing the plans the Board agreed to have them sent off to the referral agencies for their comments and concerns.

### MISCELLANEOUS

485 & 491 Wilder RoadProperty Merge

Carol Kluth requested that the Board plans merging tax account #032.02-1-14.22 and 032.02-1-14.1 into one property. Mrs. Kluth stated that these properties were originally one and they would like to restore the property to how it was prior to her mother-in-law's passing. They have been to the Zoning Board of Appeals and received approval from them because there will now be two single family homes on one tax account number.

Jack Barton stated that approval was granted by the Zoning Board of Appeals on May 22, 2009.

**A motion was made by Tim Harner and seconded by Bob Pelkey to merger tax account number 032.02-1-14.22 and 032.02-1-14.1 into one tax account number. Motion carried unanimously 5-0.**

134 Collamer Road

Jack Barton stated that the owner of this property has applied to the Zoning Board of Appeals for expansion of a for Non-Conforming use for this property.

Mr. Barton explained that the building is partially in the right-of-way of Collamer Road and that portions of the building are up to 2.8 feet off of the side property lines.

Mr. Barton stated that the Town Code calls for the Planning Board to review the application and submit a report to the Zoning Board of Appeals with their comments and concerns. Mr. Barton asked each Board member to visit the property before the next meeting.

A discussion followed on the issues involved with the application to the Zoning Board of Appeals.

King Hamlin Parma Subdivision

Jack Barton stated that at the last meeting that was attended by the applicant and his engineer the applicant stated that he had a contract for the sale of one of the lots but that it was contingent on having the home built prior to the end of August. Mr. Barton stated that issues with the “tapping” of the sanitary sewer line have arisen and location of a fire hydrant that they were having a meeting on Monday to resolve these issues. Mr. Barton reviewed with the Board the issues.

Mr. Barton then stated that the applicant has requested the Board to sign off on the DOT permit so that he can get the “cut” in. Jack Barton stated that he would contact DOT to make sure that they will be comfortable with this.

A discussion was held on whether the Town should sign off on the DOT permit with out having a final approval on the plans.

The Board felt that it would be okay for the Building Department to sign off on the DOT permit, as long as DOT was okay with this and all the issues regarding the application have been resolved.

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**A motion was made by Rick Holden and seconded by Tim Harner to approve the minutes of May 18, 2009 as presented. Motion carried unanimously 4-0 (Tod Ferguson absent from the 5/18/2009 meeting).**

Chairman Ed Fuierer shared with the Board a invitation to an Alternative Stormwater Practice Design Workshop on June 10, 2009.

A discussion was held on the Cobra Soccer Club Court case.

A discussion was held on the SEQR review process.

There being no further business, **a motion was made by Bob Pelkey and seconded by Tod Ferguson to end the meeting at 8:18 pm. Motion carried unanimously 4-0.**

Respectively submitted,

Maureen L. Werner  
Recording Secretary