

TOWN OF PARMA PLANNING BOARD

DECEMBER 2, 2010

Members Present:

Chairman
Executive Secretary

Ed Fuierer
Jack Barton
Tod Ferguson
Tim Harner
Bob Pelkey
Steve Aprilano

Public Present: Edmund Martin (Land Tech), Kris Schultz (Schultz Associates), Marshall King, Dave Simonetti, John Cove, Liesa Pavlovych, Walt Pavlovych, Jett Mehta, Chris Pakusch, Michael Vincelli, Eric Luisi, Jacob Diedrich, John Gatti, Paul Gatti and Alex Shambo.

Meeting started: 7:08 pm

NEW BUSINESS

Braemar Country Club-4704 Ridge Road West-Parking Lot & Drainage System Improv.
Kris Schultz passed out aerial pictures of the site. Mr. Schultz stated that the Country Club has new owners and they are in the process of making improvements to the property. Mr. Schultz stated that the parking lot as designed will "mesh" with future plans and will be part of a master plan. The new plans show substantial changes to the drainage and parking on the site. Mr. Schultz stated that the new owners plan to renovate the buildings and add a reception hall. Mr. Schultz stated that the owners have already put a lot of money into the golf course and are now working on the building.

Mr. Schultz stated that the plans as proposed will require that a storm water management plan be prepared. The SWPPP has already been prepared and would like to get the plans out to the referral agencies for their comments and concerns. Mr. Schultz stated that as the properties around this parcel are developed and the sanitary sewer is brought closer to the parcel the owners plan to hook up to the sanitary sewer.

Mr. Schultz stated that the current driveway to the property is over an easement and is proposing a second entrance to the property, he feels that it would benefit the parcel and the business.

Mr. Schultz then stated that the entire property is actually several different parcels each with their own tax account number and some of the properties are land locked.

4704 Ridge Road Continued:

The owners would like to merge the properties all into one tax account number the problem with that is some of the parcels are in the Hilton School District and some are in the Spencerport School District. They are working on getting a conclusion to this issue so the property can be merged into a single tax account number.

Mr. Schultz stated that there is currently a septic system on the site and is maintained annually, there is also water, gas and electric servicing the site. They will be looking to up-grade these in the future.

Tim Harner asked where the second driveway would be. Mr. Schultz showed on the plans where they are looking to put the second driveway.

The current parking lot is stoned but they are looking to pave the parking lot in the future.

Mr. Schultz reviewed the current drainage and what changes they are proposing to the site. He also reviewed what revisions have been done to the site to date.

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

King-Hamlin Subdivision

Marshall King stated that he misunderstood about the timing of putting in the hydrant as shown on the plans. Mr. King then reviewed the dimensions of the first three lots of this subdivision. Mr. King stated that he felt he was abiding about Parma Town Code, there was nothing on the signed plans as to when the hydrant was required to be put in. Mr. King stated that he felt it didn't make sense to put the hydrant in for the 3rd lot because the home on lot #4 could be place any where on the lot. Mr. King stated that the home on the 3rd lot is within 50 feet of the Town Code required footage, he stated that there is presently a hydrant installed on Hamlin Parma Town Line Road. Mr. King stated that putting in the hydrant was not in his budget for the 3rd lot and stated that he would like to put it in at the time the home on lot #4 is constructed, he has had several calls from interested buyers of lot #4.

A discussion was held in regards to the placement of the home on lot #4 and the distance from the proposed hydrant and that if the hydrant is not put in prior to the home being built on the lot #4 the fire department may not be able to reach the home.

Chairman Ed Fuierer reminded Mr. King that if the proposed home on lot 4 is moved from its approved location he will have to come back before the Board for approval.

A discussion was held on the placement of the existing hydrant.

King-Hamlin Subdivision Continued:

Mr. King stated that he is putting in a stone driveway for the home on the lot#3 and there will be a large turnaround for the fire department's apparatus.

Jack Barton asked if Mr. King had spoken with the Water Authority in regards to the fact that the hydrant may have to be moved and if the water service will be enough. Mr. King stated that the service line is already in for lot 4. A discussion was held on the service size needed if the hydrant was moved.

Steve Aprilano asked if each lot has there own individual service lines. Mr. King stated that each lot has there own lines and then discussed where the lines were and where the proposed hydrant will be placed.

Mr. King asked the Board for lenience, that he has already put a lot of money into the subdivision and does not have the money to put the hydrant in at this time.

Tim Harner asked how the Fire Department felt about the timing of the installment of the hydrant. Mr. Barton stated that they have not looked at this yet. But he believes that the fire trucks carry 2000 feet of hose on their truck and can run 1000 feet from the hydrant.

Tim Harner stated that he would like to hear from the Fire Department before moving ahead as he is concerned with the safety of the public.

A discussion was held again in regards to the situation that Mr. King was in financially and why he would like to put the hydrant in when the home on the lot #4 is constructed.

Tod Ferguson and Steve Aprilano also stated that they would like to have the Fire Department review issue and give comments.

Mr. King wanted to know if he had to wait till next meeting to get an answer on this, as he is process of building home on lot 3 and he needs to have the home completed by early February.

Chairman Ed Fuierer asked if any stop work order has been issued on home. Mr. Barton stated no.

Chairman Ed Fuierer asked what stage of construction Mr. King was at for the home. Mr. King stated that they home is framed and they are working on roofing.

A discussion was held on the best way to proceed.

Chairman Ed Fuierer reviewed the prior minutes related to this application to see if there was any indication as to the timing of the installation of the hydrant. He did not find anything.

King-Hamlin Subdivision Continued:

Jack Barton found in the July 2, 2009 minutes that it was stated that they were looking to place the hydrant.

Mr. King again reviewed with the Board why he would like them to allow him to wait until construction of the home on the lot #4 begins before he puts in the hydrant.

Jack Barton stated that he would contact the Fire Department and as soon as he gets a response he will email the Board.

The Board agreed to table the application until comments were received from the Fire Department.

4621 Ridge Road WestWebsmart Auto

Ed Martin submitted to the Board revised plans for this site. Mr. Martin stated that there were a few minor changes to the site, they were proposing the same sized building but moving it 10 feet to the south and 19 feet to the east, the set backs conform to the Zoning requirements for commercially zoned property. They have eliminated the sidewalk around building for landscaping and they have reduced display & customer parking (they exceed code by 4 parking spots).

The approved plans show screening along the east side but per Town Code they only need screening along front and back of building.

They are proposing to remove the fencing between the parking lot and the cemetery, they are maintaining the screening to the south, adding 3 light poles along south right-of-way of Ridge Road (they will be marginal spill off from the lights), the impervious surface has been decreased and the storm water pond is operating as designed.

Mr. Martin asked the Board to update the approval of the site with the minor changes. He stated that this was similar to another site plan that the Board approved with minor changes.

Dave Simonetti presented to the Board renderings of the proposed buildings and what they will look like when completed. He stated that he feels this site will bring up the standard for the area.

Mr. Barton stated that in the past there were concerns by the Board in regards to the light spillage from this site. Mr. Martin stated that the plans that there will be a little light spillage on the cemetery, but they will pretty much be following the original plans.

Tod Ferguson asked if the front set back shown on the plans meets with Town Code. Mr. Barton stated that they did.

After a short discussion a motion was made by Tod Ferguson and seconded by Tim Harner approve the revised plans for this site as presented to the Board at tonight's meeting, the revisions were removal of solid screening in front yard, slight movement in the placement of the building and the addition of three (3) light poles. Motion carried unanimously 5-0.

5017 Ridge Road West Revision to Approved Site Plan

Ed Martin presented to the Board plans to alter the approved site plan for this property. Mr. Martin stated that the building is already occupied by a Salon on the west side and they are now in negotiations with a Dunkin Donut Franchisee in regards to renting the east side of the building. Mr. Martin stated that the building is existing and the septic is installed and working well. They are not looking to make any revisions to the placement of the building that they are only looking for approval of putting in a drive-thru at the east side of the building.

Mr. Martin stated that in order to put the drive-thru in they will have to eliminate a parking space on the northeast portion of the property. He then went on to explain how the drive-thru would function. Mr. Martin stated that Mr. Barton from the Building Department had asked him to research surrounding Town's regulations on drive-thru. Mr. Martin stated that he did the research and only found Town Codes for a drive-thru in the Perinton Town Code, stating a 6 to 8 car "stacking".

A discussion was held on "stacking" of cars in drive-thru, they are proposing to accommodate a 10 car stack at this drive-thru, five (5) vehicles from the window to menu board and then five (5) cars after that.

Mr. Martin then went on to explain that he has designed several drive-thrus in the area, as they have done several other coffee franchise site plans and he feels this drive-thru will function well.

Mr. Martin stated that the owners of the business stated that they do 70% of their business thru drive-thru. A discussion of the business was held. The a representative from the franchisee was present and stated that the prime business hours are 7am to 9 am and slow after 11am.

A lengthy discussion was held on the site's parking and that fact that the engineer has added a parking spot to the east side of building to make up for the lost spot on the east and that the shared parking agreement is still in effect with the neighboring business.

A discussion was held in regards to the fact that the prime business hours for the existing business in the building are after the 7am to 9am peak hours for this business.

5017 Ridge Road West Continued:

Mr. Martin stated that because drive-thru is where the majority of the business is conducted there will be little seating in the building for the business.

Tim Harner asked Mr. Martin to explain the driving pattern that is proposed as he is concerned with the walking traffic into the store and wants to make sure that the pedestrians are not put in danger of being hit by cars. Mr. Martin explained the traffic pattern.

Mr. Martin stated that there is presently a fire lane all around the building and then pointed out to the Board where there was a hydrant on Ridge Road and because of the proximity of the hydrant the fire lane may not be required and if so they would like to be able to reduce the fire lane to make the drive-thru isle a little larger. They have done the turning radius on the proposed drive-thru and there is room for a large SUV to make the turn but by making driving isle a little larger will be easier for the vehicles to make the turn.

Mr. Martin stated that the proposed drive-thru will have no effect on the leach field and is approximately 3 feet from the existing leach field.

A discussion was held on the safety measures that the engineer has added to the plan. Mr. Martin stated that they will be adding bollards for safety. Mr. Barton asked if these will be highly visible. Mr. Martin stated that they will be painted bright yellow. It was also stated that the crosswalk will also have to be striped, so it will stand out to drivers.

Steve Aprilano asked where they are proposing to place the menu board. A discussion was held on the "stacking" of the cars in drive-thru and potential problems with traffic and pedestrian traffic.

Mr. Barton stated that he did talk with a member of the Spencerport Fire Department, that the Chief was not available and let them know what the owners were proposing for this site and that the fire lane will be inhibited by traffic and discussed with him the location of the hydrant on Ridge Road. Mr. Barton stated that he would be discussing this with the Chief when he was available and then let the Board know what his comments and concerns were in regards to the drive-thru proposed for this site.

A discussion was held in regards to why the Board had required the fire lane around the building when first approved.

Mr. Barton stated that he has met with Mr. Gotti (the owner) at the site to discuss the marking of the parking spots, as they are not marked correctly. Mr. Gotti will be addressing this.

A discussion was held on the use of the fire lane being used for a drive-thru lane and for "loading" of the drive-thru.

The Board questioned if the minimum number of parking spaces that are required by the Zoning Variance that was granted for this site were being maintained. Mr. Martin stated that it was by adding the spot to the east of the building.

Mr. Gotti stated that the original number of parking spaces required were based on an restaurant and that this business is geared around the drive-thru and not sit down dining.

A discussion was held on the parking spaces and the size of the parking spaces per Town Code.

Steve Aprilano asked if a solid fence was being proposed for the pedestrian walk way so that people can not walk out into traffic. Mr. Martin stated it was.

After a lengthy discussion, a motion was made by Tim Harner and seconded by Bob Pelkey to approve the site plan revisions as presented to them at tonight's meeting pending the comments of the Spencerport Fire Department and the Fire Marshal's approval in regards to the use of the fire lane for vehicle traffic and "loading" of drive-thru lane and the reduction of the fire lane from 30 feet to 24 feet as proposed, the addition of the parking spot to replace the one that is being lost by the proposed drive-thru and the addition of sidewalk marking, as discussed. Motion carried unanimously 5-0.

MISCELLANEOUS

116 & 124 Burrirt Road

Property Merger

Jack Barton stated that the owner of 116 (tax account #032.04-1-19) & 124 (tax account #032.04-1-20.2) Burrirt Road has requested that the properties be merged into one tax account number.

Mr. Barton stated that both lots are pre-existing non-conforming lots and by merging the properties the Board will be eliminating one pre-existing non-conforming lot and also eliminating a land locked parcel.

A motion was made by Tod Ferguson and second Bob Pelkey to merge 116 (tax account #032.04-1-19) & 124 (tax account #032.04-1-20.2) Burrirt Road into one tax account number. Motion carried unanimously 5-0.

610 Parma Center Road

Fill Permit Renewal

Mr. Barton stated that the fill permit expired last month, after our last meeting, and the owner had been to the Building Department asking for an extension as he would like to finish the project up in the spring and should be done by the anniversary date.

610 Parma Center Road Continued:

The Board reviewed the original fill permit and plan.

A motion was made by Bob Pelkey and seconded by Tim Harner to grant a 90 day extension, from the expiration date, for the original fill permit. Motion carried unanimously 5-0.

5588 Ridge Road Expansion of Non-Conforming use

Jack Barton passed out a copy of the approved site plan and explained that the owner would like to put a "lean to" on the back of the existing building, the existing building is a pre-existing non-conforming building.

A discussion was held on the impact to the area and if the addition would be visible (it was stated that you would have to be in west bound lane of Ridge Road and have to look down to see the addition). The property next to this one is commercial and that building was part of a farm and has been resided. The Board discussed what happened to the original home on the site.

After reviewing the site and the impact of the addition to the area the Board felt that the expansion of the non-conforming structure would not have any adverse impact to the area and the change is minimal to the property.

A motion was made by Tim Harner and seconded by Tod Ferguson to approve the minutes of the November 15, 2010 as presented. Motion carried 5-0.

Chairman Ed Fuierer shared with the Board the Monroe County Water Authority Annual Report.

Tim Harner stated that he may not be present at the next meeting.

There being no further business, a motion was made by Steve Aprilano and seconded by Tim Harner to end the meeting at 8:32 pm. Motion carried unanimously 5-0.

Respectively submitted,

Maureen L. Werner
Recording Secretary