

Town of Parma
Planning Board Meeting
June 2, 2011

Present: Ed Fuierer, Chairman; Tod Ferguson, Bob Pelkey, Steve Aprilano, Tim Harner, Jack Barton

Public Present: Ben Hutchings, Tyler Werner, Tim Beauvais, Rich Maier, Charlie Lissow, Mike Colakoglu, Alexandria Martella, Gary Conrads, Kris Schultz

New Business

5544 West Ridge Road

Brockport Transmissions

Ben Hutchings presented to the Board plans to move his business from Brockport to 5544 West Ridge Road, previously known as JFP Auto. He stated that there will be no changes to the existing building either inside or out. There will be no retail sales, mainly transmission work with occasional minor repairs as well. The hours they are planning to be open will be Monday - Friday 8 am to 5 pm, Saturdays 8 am to 12 noon. They are Master Certified Technicians.

There are currently 3 bays in the building, 2 being electric lifts and 1 manual at this point, which they will want to transfer to electric in the future. There are no drains in the floors and they do not plan to install any. There is a waste container in each bay that holds 5 gallons, when this is full it will be transferred to a 200 gallon tank behind the building. This tank will be emptied and cleaned every 2 weeks by Solvent and Petroleum Services. They will have mats on each bay which soak up any spills if they were to occur, which Boone and Sons will dispose of in their weekly trash pick up. There is also 1 aqueous tank to wash any transmission parts that require it. This is will be drained and cleaned every 2 weeks by Solvent Petroleum Services. This is a new tank and will be replaced every 3 years.

Chairman Ed Fuierer asked for any questions or comments. The Board had none. Mr. Hutchings was advised that there were no issues for this Board.

Miscellaneous Business

503 Peck Road

Mark DiDomenico Subdivision, Lot #2

Update Approval

Chairman Ed Fuierer read a letter from Mr. DiDomenico requesting the Board update their approval of plans for Lot #2, originally approved on 8/18/2003. Jack Barton informed the Board that the improvements to the private drive, i.e. straightening it had been done last year. They were scheduling an inspection with the Town Engineer to verify improvements to the private drive as they are planning on building on this lot. They have contacted the Monroe County Water Authority and the Monroe County Health Department to get updated approvals as well.

A motion was made by Tim Harner to update approval of original plans. The motion was seconded by Steve Aprilano. The motion carried unanimously (5-0).

793 Burritt Road Collins Subdivision, Lot #2 Update Approval

Chairman Ed Fuierer read a letter from Willis Carlberg, owner of the property, requesting an update of the approval of plans originally approved by the Board on 7/2/1981. Jack Barton informed the Board that proposed dwelling will have to meet Zoning requirements. He also stated that the Monroe County Water Authority had been contacted for updated approval and that the Monroe County Health Department had granted an updated approval on 5/23/2011.

Chairman Fuierer asked the Board for comments or questions and the Board had none.

Tod Ferguson made a motion to grant updated approval to the original plans, Steve Aprilano seconded the motion. The motion carried unanimously. (5-0).

4618 Ridge Road West Doug Miller Sportsdome Fill Permit Extension

Kris Schultz presented to the Board plans showing 2 fill cells, which in the end amount to approximately 9.3 acres. They are in the process of filling in Cell 1 at the current time. Kris told the Board that he had been on the site 2 days earlier and had addressed the issue of dust and a silt fence. He told Doug Miller that he had to have a water truck on the property and needed to be spraying the dirt down to decrease the dust. Jack Barton stated that he had been on the site today and advised Doug the same thing. Also he has not been having the weekly inspections as he should be doing. The Silt fence is up but is not completely installed, it needs to have additional stone around the catch basins to keep silt from entering.

Jack recommended to the Board that they do not allow a 90 day extension but a 30 day and assess again in a month to make sure that the water truck is on site, the silt fence is put in correctly, and that the weekly inspections are being carried out.

Steve Aprilano asked Kris if when they begin filling of Cell 2 they would be using the same entrance road that they were currently using off of Ridge Road. Kris stated that they would.

Tod Ferguson made a motion to Grant a 30 day Fill Permit Extension for Mr. Miller with the advisement that if the requested conditions were not met, they may not extend it further. Bob Pelkey seconded the motion. The motion carried unanimously (5-0).

1617 Manitou Road/4664 Ridge Road West

Fill Permit Extension

Charlie Lissow told the Board that Phase 1 and 2 were almost complete and Phase 3 was ready to be seeded. He stated the S.W.P.P.S. were up to date. He asked the Board for a 6 month Fill Permit Extension to be able to finish all the work necessary.

Jack Barton told the Board that he had been on the site earlier today and that everything looked good other than the stone check dams which needed some maintenance. He stated that grass North of the South Driveway looked to be about 50% coverage. Charlie stated that he had planned on cleaning up the dams after they had finished with the fill and that it had been extremely wet and he had been unable to access them.

Chairman Fuierer asked the Board for further comments or questions and there were none.

Tim Harner made a motion to Grant a 6 month Fill Permit Extension, Bob Pelkey seconded the motion. The motion carried unanimously (5-0).

118 & 112 West Beach Road

Property Merge

Rich Maier shared with the Board that the owners lived out of State and were planning on building a vacation home on the property. There is a local person who is helping the owners who are requesting merging of the tax account numbers merged into 1 as it is shown now as Tax Account #009.170-0001-003.

Jack Barton asked if the 16' easement on the Bridgeman property was still necessary to be shown on the maps. Rich stated he would ask Bridgeman's if they wanted to remove it from the map and if so, he would do so.

Chairman Fuierer asked the Board for further questions or concerns and there were none.

Steve Aprilano made a motion to allow the tax account numbers to be merged into 1 number. Tod Ferguson seconded the motion. The motion carried unanimously 5-0.

775 & 765 Burritt Road

Property Split and Merge

Rich Maier presented to the Board a request from the owners of the property (Joe Selvaggio) to split 100' from Lot #2 and redefine into Lot #1 as Mr. Selvaggio would like to put a building/garage on lot #1 but according to Town Code, you cannot do so on a vacant lot. The existing home is on Lot #1, and the addition of the 100' would make that lot size big enough to be able to put a building on it.

Jack Barton suggested requiring Mr. Selvaggio to put up a silt fence extending to Burritt Road until the area has been covered.

Rich Maier asked if the plans to be filed with the County had to have the silt fence and other temporary markings on it. Jack Barton advised him that only the maps to be filed with the Town needed to have all the markings on it.

Chairman Fuierer asked the Board for further questions or concerns and there were none.

Bob Pelkey made a motion to allow splitting the property on Lot #2 by 100' to merge into Lot #1. Tim Harner seconded the motion. The motion carried unanimously.

1220 Hilton Parma Corners Road

Commercial Site Plan

Mike Colakoglu presented updated plans to the Board on the site plan for 1220 Hilton Parma Corners Road. The plans now show an extension of the building to the South. There will be 2 overhead doors on the East side of the building. The new set backs are listed on the updated plans. Mike also stated that they would be utilizing the same leach lines of the current septic system.

Jack Barton told the Board that there are issues with the amount of parking spaces available on the plans which will need to be presented to the Zoning Board for approval.

Jack also asked Mike to supply him with a modified short SEQR to give to the Conservation Board so that they could address it at their meeting next week. Mike was agreeable with this. As there was no issues for the Board to make a motion on, the owner was advised to take the plans to the Zoning Board meeting and resubmit them to the Monroe County Health Department in regards to the changes in the septic system for updated approval. They can send out the revised plans for comments but the Planning Board will not consider the project for preliminary approval until the Zoning Board approves changes to building size vs number of parking spaces.

Previous meeting minutes

Chairman Fuierer asked the Board if there were any corrections for the minutes from the May 16, 2011 meeting.

Tim Harner made a motion to approve the meeting minutes from May 16, 2011 as is. Chairman Ed Fuierer was absent from that meeting and did not vote. Steve Aprilano seconded the motion. The motion carried unanimously (4-0).

Correspondence sent out from the Board in regards to Lot 4 of King Subdivision at 8 Alder Beach Road; Lot 2 Sable Creek, 529 Peck Road were read by Ed Fuierer.

Jack Barton told the Board that Paula Smith would be presenting the new Storm Water Regulations at the next meeting. The presentation should last approximately 45 minutes. Also the design criteria will be discussed at the next meeting.

There being no further business to discuss, Tim Harner made a motion to adjourn the meeting at 8 pm. The motion was seconded by Tod Ferguson. The motion carried unanimously 5-0.

Respectfully submitted by

Diane Brisson
in the absence of
Maureen Werner,
Recording Secretary