

Town of Parma  
Planning Board Meeting  
August 4, 2011

Present: Ed Fuierer Chairman; Tod Ferguson, Steve Aprilano, Tim Harner, Jack Barton, Executive Secretary

Members Absent: Bob Pelkey

Public Present: Kris Schultz, Patrick Kenny, Adam Freeman, Rob Sobb, Jr.

Meeting Called to Order: 7 pm

**New Business**

**5497 West Ridge Road**

**Sobb Auto Sales**

Rob Sobb, Jr presented to the Board plans to put up a Pole Barn/Morton Building on the site that the existing home is on, east of the Auto Sales lot. According to the plans there is no need to make any changes to the land, the building will be put on a concrete slab. The purpose of this building will be to hold equipment such as lawnmowers only. There will be nothing done in the building in terms of the Auto Sales business.

Ed Fuierer asked if the building meets size compliance. Jack Barton stated that there is no limitation in size of the building due to the property being zoned Commercial.

There being no further questions, **Tim Harner made a motion to approve the plans as submitted. Tod Ferguson seconded the motion. The motion carried 4-0 (Bob Pelkey absent).**

**5361 West Ridge Road**

**Northwest Auto Sales**

Patrick Kenny presented to the Board plans to put up a storage building at this address as well. There is a drop/slope along the back of the property. Mr. Kenny stated that they would use fill to make sure the drainage is directed to the existing ditch at the south end of the property line.

Per Jack Barton, the Zoning Board approved the ZBA application as presented stating the set back was fine.

The Board had questions about the drainage and run off and asked if this could present a problem. Discussion ensued.

After discussion and no further questions being asked **Tod Ferguson made a motion**

to Approve the site plans as presented, but if there were to be an issue with run off to the west, a swale would be installed to the south of the property with the Town of Parma Building Department having the final say. Steve Aprilano seconded the motion. The motion passed 4-0. Bob Pelkey absent.

### 5035 West Ridge Road

### Doan Chevrolet

Kris Schultz presented to the plans to redesign the current Doan Chevrolet dealership located at this address. The Zoning Board rezoned the house to the West of the current property to Highway Commercial. The house closest to the dealership will be demolished in the new plans. The new building will have shared access to Ridge Road and Route 259 with the existing building. There were originally 6 separate lots on the previous plans. They have been combined into 3 separate plots on these plans. There has to be a separation of property lines between the new building and old building per financing regulations with GMAC.

The third lot preserves the ability for access to Union Street per NYSDOT requirements. There will be cross access and easements granted along all 3 properties.

Kris told the Board that they will be moving the current septic system located in the front of the property on Ridge Road to the back of the building which is currently a hilled area. There will be 2 separate systems for the 2 buildings. These systems will be absorption bed systems.

Kris also shared with the Board an artists drawing of the new building that is per GMAC's directions of all Chevrolet Dealerships. There will be a free standing sign for the dealership along Ridge Road as there is currently.

The Board asked Kris to include the Storm Water Maintenance agreement on the plans as well as the current shop drains and holding tanks along with the proposed ones in the new building.

There was discussion in regards to the amount of parking spaces that will be needed per town codes. Tod Ferguson asked if there was any information on whether putting storage space on the plans would decrease the amount of square footage used to assess the number of parking spots needed, as he thought that this had been addressed in a previous building plan. Jack stated that he did not believe so, but he would look into it and let the Board know.

Jack Barton stated that there would have to be a special permit for the new auto sales building.

There being no further discussion, the Board agreed to have the plans sent out for

initial review of referral agencies.

Plans were presented to the Board to expand the parking lot of the business here to the rear. There is open land in the back and approximately 750 feet of concrete in slab form which has not been kept up with lots of weeds growing in it. They would also like to put up a storage building to hold assorted equipment such as lawn mowers and the like. The plans will be to replace the septic system in the future as well. This land is currently greater than 1 acre and has an existing storm pond on it.

Jack Barton told the Board that the entire parcel is zoned Highway Commercial, behind the property is zoned rural residential.

There was discussion as to missing information on the plans in regards to drainage, storm pond location, the location of the swale on the West side in the tree line. Jack also told the presenters that he would need a Modified Short Form to send to the CAB and a copy for his records.

There being no further discussion or questions, Tod Ferguson made a motion to allow plans to be sent out for referrals, but they need to have more in-depth drainage assessments on the plan. Tim Harner seconded the motion. The motion carried 4-0. Bob Pelkey absent.

#### OLD BUSINESS

As per the minutes of the 7/18/11 meeting the same information was reiterated. Kris Schultz told the Board that they had been cleaning Ridge Road West in front of the location when trucks were coming in with fill so that there was not as much dust and dirt on the road. He also stated that Mr. Miller had contracted with Batavia Turf would be installing turf on the first field in the near future. Kris Schultz stated that Mr. Miller has a permit from the Water Authority to use water for hydroseeding the areas. The original plans called to have a new pond being dug, but at the present time the plan is to use the existing pond as that is a drainage pond and should provide enough water to cover the needs for making snow.

Steve Aprilano asked if the Town had received any complaints in the last 2 weeks. Jack stated that he had just received an e-mail today from the Monroe County Water and Soil Department stating that they would be conducting a SWPPP inspection on Monday, 8/8/11. He also stated that SILT fence was still missing, and the current basins need the stone to be raised approximately 1 foot to be of any use.

There being no further discussion, Steve Aprilano made a motion to extend the Fill Permit for 2 more weeks and continue inspections. Tim Harner seconded the

