

Penkitis Continued:

Mr. Matt stated that the elevation of the house is driven by the location of the septic system and because they have moved the house from the front of leach field to the back of the leach fields they had to adjust the elevations.

Chairman Ed Fuierer stated that it should not effect the grade of the neighboring houses because they are closer to the road.

Lot to the north is fully wooded lot, no home.

Jack Barton stated that plans show a future storage building, are there any plans for a driveway to this building. Mr. Matt stated no.

The Board held a discussion on how they would like to proceed with the plans.

Mr. Matt stated that the septic is almost in the same place as originally approved.

Mr. Matt stated that they have submitted the plans to the Health Department and they have stated that they are fine and need to send out the two year update letter.

Home is to be serviced by a well.

Tod Ferguson asked if the number of bedrooms has not changed from the originally proposed home. Mr. Barton stated that the original plans called for three. Mr. Matt stated that this home is proposed for three.

Tod Ferguson asked how much of an area will be distributed.
Mr. Matt stated he believed it is 2.2 acres.

Mr. Ferguson asked if they have a SWIPP prepared. Mr. Matt stated that a minor SWPPP needed to be prepared. Mr. Matt stated that the homeowner ran SWPPP. Reviewed what a minor SWPPP is.

Mr. Matt stated that the homeowner is ready to get started immediately.

Mr. Barton stated that Board should note that on the second sheet there is a delineation of the EPODs and that none are impacted.

Tod Ferguson made a motion to approve the modification of the plans as presented to the Board at tonight's meeting, with Schultz Associates supplying the residential (minor) SWPPP. Motion was seconded by Bob Pelkey. Motion carried unanimously 4-0 (Tim Harner absent).

180 Burrirt Road & 184 Burrirt Road Property Split & Property Merger

Daniel Chianfoni owner of 184 Burrirt Road presented to the Board, for himself and for his mother, owner of 180 Burrirt Road, a plan to split a portion of 180 Burrirt Road and to merge that portion with 184 Burrirt Road. Mr. Chianfoni stated that he is requesting this because he is looking to put up a pole barn on his property.

184 Burrirt Road is tax account number 32.04-1-11.2 and is 100' x 250' and
180 Burrirt Road is tax account number 32.04-1-11.1 and is 61.75 acres.

The plans show that, if approved by the Board, 184 Burrirt Road would be 300' x 400'.

Mr. Barton stated that at present 184 Burrirt Road is a pre-existing non-conforming but if the Board approves the merger it will be a conforming lot.

Steve Aprilano asked if the pole barn was already started to be built. Mr. Chianfoni stated that he had but that he was issued a stop work order because he did not have a building permit and that he was constructing the barn on his mother's parcel which did not have a primary residence on it.

Motion was made by Steve Aprilano and seconded by Bob Pelkey to split the portion of 180 Burrirt Road as shown on the plans presented to the Board at tonight's meeting and merge that portion with the property located at 184 Burrirt Road, making 184 Burrirt Road 300' x 400'. Motion carried unanimously 4-0 (Tim Harner absent).

Mr. Barton explained to Mr. Chianfoni that he will have to file the original mylar with Monroe County to close out the file and explained the steps needed to do this prior to obtaining a building permit.

4618 Ridge Road West Fill Permit Extension

Doug Miller was present at the meeting to request an extension to the fill permit.

Mr. Miller stated that Mr. Barton was at the site today to do an inspection.

Mr. Miller gave an update as to where the project stood as of this evening:

The Glacier Ridge hill has been hydro seeded

The surrounding slopes had been "juke meshed" 40,000 sq. ft. +/-

The first soccer field and the slope to the second field have been "juke meshed" and hydro seeded.

The second soccer field to the hill has been "juke meshed" and hydro seeded.

The surrounding areas around Glacier Ridge hill all have been hydro seeded.

Second field is still at not grade, some areas need three to four feet. Hoping

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to have this done within the next month.

Snow making equipment should be installed in 6 to 8 weeks.

Need to dig up the hill from hydrant to put in pipes.

Safety rail at top of hill still needs to be installed.

SWPPP was sent to building report.

Jack Barton stated that he was out at site this afternoon. Believes that the Board was given a report at the last meeting of his prior inspection. He is looking for a revised fill plan from the applicant, as the engineer had stated that when cutting for the tubing hill they were hitting ground water and that they had to raise the hill 2 feet and the plans that we have still have the original grade. Would like to have a revised plan showing the grades after the filling.

Mr. Barton reviewed his inspection report.

Motion to grant an extension for this fill permit for 30 days with the building department to continue their inspections was made by Bob Pelkey and seconded by Tod Ferguson. Motion carried unanimously 4-0 (Tim Harner absent).

1220 Hilton Parma Corners RoadCommercial Site Plan

Steve Aprilano recused himself from the Board due to business relationship with applicant.

Randy LaDieu representing the owner. Mr. Colakoglu presented to the Board preliminary floor plan, elevation plans and the architectural rendering of the outside of the building.

Randy LaDieu reviewed with the Board the December 27, 2004, "closure" letter from the DEC in regards to this site.

Chairman Ed Fuieler reviewed a letter from Ground Water & Environmental Services dated January 4, 2005 to the DEC and reviewed with the Board Tom Hall of the NYSDEC's email to Jack Barton dated August 18, 2011 in regards to the "spill closure" letter.

A discussion was held after each letter was read.

Randy LaDieu stated that the plans as presented tonight meet all the Zoning regulations and all the variances, as granted by the Zoning Board of Appeals.

Mr. LaDieu stated that he has submitted the revised plans to the Health Department

1220 Hilton Parma Corners Road Continued:

and that they have stated that they are ready to sign off on the plans.

Tod Ferguson stated that he had a few concerns that he would like to see addressed prior to submission for final approval:

The pole in the parking lot should be removed

The sign post which we discussed at the last meeting needs to be removed and that should be on the plans

The oil separator should be noted on the plans for the garage.

A discussion was held as to the need of an oil separator. After a discussion it was acknowledged that the Building Code requires an oil/water separator for repair facilities. Mr. Barton asked that the engineer put on the generic design for the oil/water separator and floor trough.

A discussion was held on why the Board is requiring the poles to be removed. One of the poles is blocking a parking spot and the Board will be requiring it to be removed.

A discussion was held on the lighting of the site. Mr. Ferguson stated that the lighting plan showing spillage will be needed for final approval.

Bob Pelkey asked if the canopy would be coming down. Mr. Colakoglu stated that it will be.

Mr. Ferguson stated that in his opinion the building size is right for this lot in the application that is going to take place, not a concern that he has, the number of parking spaces and the adequacy to move around is presented well on this plan and don not believe that it is a concern either.

Mr. Ferguson asked Mr. Barton what the Conservation Board recommendation was. Mr. Barton stated that they made a recommendation of a negative declaration for this unlisted action.

Public: Mr. Flood asked what was preventing the flow of water to the east. Mr. Flood was concerned with the surface water and ground water.

A lengthy discussion was held again regarding the drainage from this site. It was determined that the natural flow of water from this site is to the east and that with the proposed plan the applicant will be reducing the impervious surface of this site and that the proposed drainage shows that they will be directing the water to the drains along Parma Center Road. The engineer suggested that they put in a small berm to help direct the water to the road.

1220 Hilton Parma Corners Road Continued:

Mr. Ferguson stated that he believes that the applicant and his engineer have mitigated most of the concerns that have been brought up during the SEQR process; the runoff, the spillage of light, adequacy of the size of building, the impervious surface changes to the site and the rest are fairly minor and expected during construction.

A motion was made by Tod Ferguson and seconded by Bob Pelkey to say that the Planning Board has classified this proposal as an unlisted action under SEQR. The Planning Board has reviewed parts 1 and 2 of the Environmental Assessment Form (EAF) submitted by the applicant and any other relevant areas of environmental concern submitted for this proposal. Compared with the criteria listed in section 617.11 of SEQR regulations, all indications are that the proposed action will not cause substantial adverse change in community character, aesthetics, design and natural features. Based on its review, the Planning Board has determined that the action will not have a significant adverse impact on the environment of the Town and hereby issues a Negative Declaration. Motion carried unanimously 4-0 (Tim Harner absent).

A motion was made by Tod Ferguson and seconded by Bob Pelkey to grant preliminary approval for this application with the condition that the plans be modified as previously stated before the plans are submitted for final approval application. Motion carried unanimously 4-0 (Tim Harner absent).

There not being a quorum present from the September 1, 2011 meeting, Chairman Ed Fuierer, Tod Ferguson and Steven Aprilano gave their verbal approval of the minutes as presented.

Chairman Ed Fuierer stated that he would not be present at the next meeting. Bob Pelkey stated that he would not be present at the next meeting.

There being no further business, a motion was made by Bob Pelkey and seconded by Steve Aprilano to end the meeting at 8:09 pm. Motion carried unanimously 4-0 (Tim Harner absent).

Respectfully submitted,

Maureen L. Werner
Recording Secretary