



Michael Reinschmidt asked if 25 parking spots are enough for this site under the Town Code? Are their spots for customers? Do they need spots for retail sales? Mr. Carr stated that everything is done off site and nothing is sold retail.

Bob Pelkey asked if there are 25 employees do they come in and park and then take business vehicles. Mr. Carr said yes, the employees use business vehicles.

Acting Chairman Tod Ferguson read the minutes of the 2009 meeting in regards to this application to make sure that all issues that brought up at that meeting have been addressed.

Mr. Benway stated that that sign has been in its present spot for over 20 years and that the set back is 4.6 feet which should be considered a prior conforming use which is now non-conforming. Mr. Barton stated that the sign set back at the time the sign was constructed was 5 feet and that the sign did not meet the minimum set back at the time it was constructed and therefore can not be considered as a prior conforming use. A discussion followed on this issue. There were several avenues the applicant could take to make the sign conform to Town Code, either move sign so that it conforms to the present set back of 15 feet or apply to the Zoning Board of Appeals for a variance to maintain at current location.

A discussion was held as to the "waterfall landscaping" and whether it was in the right-of-way and therefore required a permit.

Mr. Benway stated that the salt storage building is now covered and that the existing capacity of the catch basin was not really a large concern for him, as there is an existing 12 inch pipe and the minimal size of the parking lot.

The Board reviewed the approval process with Mr. Benway.

The Board again reviewed with Mr. Benway that he would have to verify the drainage easement with the adjoining property.

The Board agreed conceptually with the plans and agreed to have them sent out to the referral agencies for their comments and concerns.

1776 Hilton Parma Corners Road

Commercial Site Plan

The final plans were presented to the Board for their approval.

The plans had been signed by the Town Engineer on 3/21/2012.

The Board reviewed the plans.

A motion was made by Michael Reinschmidt and seconded by Bob Pelkey to approved the plans as presented. Motion carried unanimously 4-0 (Ed Fuierer absent).

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A motion was made by Bob Pelkey and seconded by Steve Aprilano to approve the minutes of the March 19, 2012 meeting as presented. Motion carried unanimously 3-0 (Michael Reinschmidt absent from 03/01/2012 meeting and Ed Fuierer absent from tonight's meeting).

There being no further business, a motion was made by Steve Aprilano and seconded by Bob Pelkey to end the meeting at 7:23 pm. Motion carried unanimously 4-0 (Ed Fuierer absent).

Respectfully submitted,

Maureen L. Werner  
Recording Secretary