



NEW BUSINESS

5324 Ridge Road West Business Conceptual

Mark Lohrmann presented to the board a plan showing the existing site and the future proposed development of the site. Mr. Lohrmann stated that is looking to add parking lot to the east portion of the parking lot and an additional entrance on to Ridge Road.

Chairman Ferguson asked if the light poles shown on the plans were existing or proposed. Mr. Lohrmann stated that they were proposed. Chairman Ferguson stated that a light “spillage” plan will need to be submitted with the plans.

Chairman Ferguson stated that because of the proposed addition of the impervious surface the drainage of the site will need to be added to the plan and the owner will need to propose a drainage plan to contain drainage from their site from sleeting off to the neighbors land.

Steve Aprilano stated that if there is a new driveway cut on the Ridge Road the applicant will need to meet with NYS DOT to get approval. A discussion followed.

Mark Acker asked if any fill will be needed for the proposed parking lot. Mr. Lohrmann stated there will not.

Mr. Aprilano stated that if the proposed future is brought before the Board for approval the plans will need to show the existing septic system.

A discussion of the sites topo was held.

Mr. Acker asked if there will be a berm or structure between parking lot and the lighting poles. Mr. Lohrmann stated that they are planning to have the poles on concrete blocks.

Chairman Ferguson asked if there will be any signage. Mr. Lohrmann stated right now it will be on building but are looking into roadside signage for future and will work with the Town to meet Town codes.

A discussion was held on tenants of building and future tenants.

Chairman Ferguson asked if there was any plans for development of balance of site. Mr. Lohrmann stated none at this time.

Mr. Acker asked if there was enough parking spots per the Town Code. A discussion followed and the Board stated that the plans will need to show parking spaces as well as the handicap parking spaces.

PLANNING BOARD

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JUNE 4, 2015

25, 45 & 57 Bennett Road Property Merge

A letter from the owner of all three properties dated 05/27/2015 requested that all three properties be merged into one tax account number.

25 Bennett Road is 23.57 acres and has a shed on the property.

45 Bennett Road is 200' x 120' and is a pre-existing non-conforming lot.

57 Bennett Road is 1.4 acres.

By merging the three lots the Board will be eliminating a pre-existing non-conforming lot.

The Board wanted it communicated to the owner that upon approval of the merger the lot at 45 Bennett Road could not be spilt from the property in the future as a 200' x 120'. The lot will have to conform to the existing Town Code.

***A motion was made by Steve Aprilano and seconded by Mike Reinschmidt to merge 25, 45 & 57 Bennett Road into one property with one tax account number with the understanding that 45 Bennett Road cannot be split in the future into the same size lot as the pre-existing non-conforming lot it must be a lot that conforms with the current Town Code. Motion carried unanimously 4-0 (Bob Pelkey absent).***

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Chairman Ferguson addressed the students in the audience and the Board signed their forms.

A review of future applications was held.

***There being no further business, a motion was made by Mark Acker and seconded by Mike Reinschmidt to end the meeting at 7:32 pm.***

Respectfully submitted,

Maureen L. Werner

Maureen L. Werner,

Recording Secretary