

1150 Clarkson Parma Town Line Road Continued:

Ashley Champion stated that Verizon has moved the proposed site 75 feet to the west per the request of the neighboring property owners.

David Weisenreder reviewed the Town Engineer's letter stating:

- Generator is 15 KW diesel
- Generator will be located in corner of platform
- Generator is tested on Tuesday mornings at 9 am, but this can be adjusted if needed.
- A report has been submitted to the Town Engineer setting out the noise levels to be 71 decibels at 23 feet.
- A separate tree removal plan was submitted.
- EPOD woodlot was located on the plan.
- Wetland delineation was completed and there are no federal or state wetlands within 500 feet of the proposed site.

David Weisenreder reviewed with the Board:

- The drainage of the site
- Plan for removal of tower within 12 months of non-use. Chairman Ferguson asked if this includes the base and Mr. Weisenreder stated it does.

Mike Ingham asked Mr. Weisenreder in regards to the wetland delineation report, on page two it sets out Robinson Road, should this be Draffin Road. Mr. Weisenreder stated it should.

Chairman Ferguson opened the public hearing.

Dan Kuchta – 1108 Clarkson Parma Town Line Road

Thank the applicants for moving tower. Ask about the proposed lighting, will it be left on all night?

Mr. Weisenreder stated that there will be 28 watt LED lights on the 4 support posts, directed downward, on timers and only will be on when someone is on site.

Chairman Ferguson closed the public hearing.

Mr. Scibetta stated that Zoning Board of Appeals cannot act on the application before that Board until SEQR has been issued but have asked Mr. Scibetta to rely to the Planning Board that they support this application. Once SEQR has been issued by this

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Board the applicant will have to go back to the Zoning Board of Appeals for the Board to take action on the application before that Board before returning to the Planning Board.

The Board then reviewed SEQR for this site:

Using information from Part 1, the Planning Board answered questions 1 through 11 on Part 2. The Board determined that this proposed site is listed as an unlisted action under the SEQR requirements.

Using the Part 2 tools, the Planning Board determined that there would be no impact to the environmental resources evaluated in Questions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11. These were all checked as "no or small impact may occur" on Part 2.

As a result of the project design the Planning Board has determined that significant adverse impacts are unlikely to occur and will not require preparation of an environmental impact statement.

A motion was made by Mike Reinschmidt and seconded by Mike Ingham to grant a negative declaration for this application. Motion carried unanimously 3-0 (Bob Pelkey absent, Mark Acker recused from Board).

A motion was made by Mike Reinschmidt and seconded by Mike Ingham to grant preliminary approval for this application. Motion carried unanimously 3-0 (Bob Pelkey absent, Mark Acker recused from Board).

CONTINUING BUSINESS

Wilder Estates Subdivision

Section 7A

Kris Schultz presented to the Board the plans for final approval.

The following signatures were on the plans:

Monroe County Pure Water:	5/13/2016
Monroe County Health Department:	5/13/2016
Monroe County Water Department:	5/13/2016
Town Engineer:	5/13/2016

Wilder Estate Continued:

After a short review, ***a motion was made by Mark Acker and seconded by Mike Acker to grant final approval for this application. Motion carried unanimously 4-0 (Bob Pelkey absent).***

NEW BUSINESS4659 Ridge Road WestCommercial Site Plan

John Love presented this application to the Board.

Mr. Love stated that the parking lot has been paved and the frontage of the building has been upgraded and they are planning to put in a NAPA store at this location.

Mr. Acker asked if there will be any signs at the Road at this time. Mr. Love stated not at this time, there are some issues at the road that need to be addressed and then they will be coming in for a monument sign.

Mr. Reinschmidt asked if the business is a franchise. Mr. Love stated that if you have enough money to purchase the required dollar amount then they allow you to sell parts.

Mr. Acker asked if the proposed business will use the entire building. Mr. Love stated yes, there will be 2000 square feet of retail space.

Chairman Ferguson stated that this site was granted special leeway between the buildings for parking and this will need to be reviewed in order to determine if there will be sufficient parking. Mr. Love stated that when the parking lot was paved and striped they actually lost two spot but the prior owner was using 9000 sq. ft. and they will only be using 2000 sq. ft. for retail.

Chairman Ferguson asked if the portion of the building to the east is going to be used. Mr. Love stated that they will be putting up a new "skin" on the outside to tie this portion of the building in to the rest of the building.

Mr. Love stated that a speed hump was put into the parking lot at the entry point to slow down traffic in the parking lot.

Mr. Reinschmidt asked if waste fluids will be accepted. Mr. Love stated that they will be required under the law to accept waste fluids but it will only be for residential not

commercial and they have already contract with a company to have 20 gallon drums delivered for the safe collection of the waste fluids and to be picked up and replaced when full.

Chairman Ferguson asked if there will be any repair work done on site. Mr. Love stated there will not, they are only selling parts.

Mr. Acker asked if there will be any changes to the lighting. Mr. Love stated there will not be, he has just replaced what was already there.

Mr. Acker asked what the hours of operation will be. Mr. Love stated M-Th till 8 pm, Fri till 6 pm and Sat till 3 pm, not open on Sunday.

Mr. Reinschmidt asked if tractor trailers would be making deliveries to the site. Mr. Love stated no only box trucks.

After review, the Board agreed conceptually with the plans.

Laura Epping stated that she was interested in possibly renting a spot in the Gatti Building on West Ridge Road to open a Fitness Club/Spa for women and just wanted to find out what she would have to do to get approval from the Town if she want to go forward. Ms. Epping stated that the plans will include a dry sauna, locker room and work out facility. After a small discussion the Board stated that it appears this business would be a good fit for the area.

There being no further business, ***a motion was made by Mike Ingham and seconded by Mark Acker to end the meeting at 7:50 pm. Motion carried unanimously 4-0 (Bob Pelkey absent).***

Respectfully submitted,

Maureen L. Werner

Maureen L. Werner,
Recording Secretary