

**TOWN OF PARMA
PLANNING BOARD
JULY 15, 2013**

Members present:

Chairman
Executive Secretary

Tod Ferguson
Jack Barton
Bob Pelkey
Steve Aprilano
Mark Acker
Mike Reinschmidt

Public Present: Kris Schultz (Schultz Associates), Adam Freeman (LandTech) and Ray Helfrich.

Meeting started at 7:05 p.m.

CONTINUING BUSINESS

5070 Ridge Road West

Adam Freeman presented to the Board plans for final approval.

Mr. Freeman stated that changes were made to the plans per the Board's request from the last meeting. That he had received the final comments from the Fire Marshal and revised the plans per his comments.

Mr. Freeman stated that the applicant did receive a special use permit that they had applied for from the Zoning Board of Appeals.

The following signatures were on the plans:

Town Engineer dated June 13, 2013

Monroe County Dept. Of Health dated June 7, 2013

After reviewing the plans a motion was made by Bob Pelkey and seconded by Mike Reinschmidt to grant final approval for this application. Motion carried unanimously 5-0.

5520 Ridge Road West

Kris Schultz presented to the Board plans for this application.

Mr. Schultz stated that the plans show what is currently "out there", they show the required striping, that the applicant has received a special use permit from the Zoning Board of Appeal for car sales on site and that he has received the comments

from Monroe County Department of Planning and Development and they had no comments.

Mr. Schultz stated that he received the Fire Marshal's comments dated July 3, 2013, that he has made changes to the plans per his comments. The owner will be painting the words "fire lane" on the driveway where the fire lane is, they have changed the handicap spots to have hatching and have located the nearest hydrant on the plans.

Mr. Schultz stated that there are two (2) floor drains existing in the building that have never been used. That the applicant has two options, to either seal up the floor drains or install the oil/water separators. The applicant has chosen to concrete over the floor drains and therefore there are no more floor drains in the building.

Mike Reinschmidt asked that comment 4 on the plans be updated to state that the floor drains have been concrete sealed and if they are to be unsealed at any time oil and water separators must be installed.

A discussion was held again in regards to what the use of the site will be. Mr. Schultz again stated that he, at the beginning of the process, had no intention of doing a full blown site plan as the owner does not know who will be renting and what type of business will be using the site.

Chairman Ferguson stated that the Board has one letter from the Fire Marshal but does not have a letter from the Fire Marshal stating that he is ready to sign off on the plans.

Chairman Ferguson reminded Mr. Schultz that if there is any repairs going to be going on in the building an oil/water separator must be installed. Mr. Schultz stated that he will add that to the plans.

A discussion was held on whether the Board is willing to give a contingent approval for this application or if they should table the application.

Mr. Schultz again stated that the plans are only being presented to the Board to show where the lines are going to be painted on the site for parking. And he cannot go back to his client and tell them that the approval was delayed for another two weeks.

Bob Pelkey asked what if a business other than car sales rents the property, what is it exactly the Board is approving? Mr. Schultz went over the same thing he stated at the last meeting in regards to the site and why his client was doing what they were doing. Jack Barton asked about a lighting plan. Mr. Schultz stated that there is no planned lighting at this time. Mr. Barton stated that the special use permit allows the business to operate until 10 pm. Mr. Schultz stated that the Board can change the

hours from dusk to dawn if they like and that if the new business needs to be open past dusk he will be back with full blown plans.

Mike Reinschmidt stated that he was concerned with the fact the board is being asked to approve something that they are not even sure what they are approving. Mr. Schultz stated that his client wants to be able to market the property.

A lengthy discussion was held on what the engineer was asking the Board for and why the engineer was asking the Board to approve the striping of parking spaces. Mr. Schultz stated that he was just asking the Board to give contingent approval of the striping plan for parking spaces, contingent upon him putting the note on the plans in regards to the oil/water separator.

Mr. Schultz stated that the plans conform to what was requested, he is willing to do whatever is requested and it makes no sense why he cannot get it approved.

Mark Acker questioned if the Board should table the application until the Board receives confirmation from the Fire Marshal that he approves of the proposed plans and the plans have been changed as requested by Board.

Mr. Schultz countered that the Town had the plans for several weeks and he has made every effort to meet all the Town's comments and he feels that it is unreasonable for the Town to take 7 to 8 weeks to look at plans.

A discussion was held on the distance of the nearest hydrant to the building. Mr. Schultz was very disconcerted with the fact that if this was a Town Code why was it not enforced on the present building. He is positive that the current building is not within 400 feet of a hydrant. Mr. Schultz stated that if it needs to be addressed he would address in follow up review.

Mr. Schultz then went on to tell the Board:

- the town had more than enough time to review the plans; that he is willing to work with the Board.

- Board has never treated any other applicant in the past this way, he does not understand why. He has provided changes on plans within a day when Fire Marshal asked.

- feels that it is not fair to client, who is paying him to be before the Board.

- can't keep coming back that this is not a major plan just asking to approve a plan to stripe parking spaces.

A lengthy discussion was held in regards to an application that was given approval without verification that there was a hydrant within 400 feet. When distances were measured the hydrants were not within 400 feet and the Town is now in the process of getting a hydrant district approved. The Board does not want to create another plan with the same issue.

A discussion was held on which the direction the Board would like to go with this application.

Mike Reinschmidt stated that the Board is trying to address pre-existing issue on properties in the Town, that is why the Board is heading in the direction they have been discussing.

Chairman Ferguson read the comments from Monroe County Department of Planning and Development dated 6/17/2013.

After a lengthy discussion a motion was made by Mike Reinschmidt to grant conditional final approve, conditioned upon:

1. The Fire Marshal finishing his review and approval of the plan.
2. A note stating that an oil/water separator must be installed before any repair business, car or otherwise, can be started in the building.
3. Parking lot striping be completed before the Special Use Permit is allowed to be enacted.

Mark Acker seconded the motion. Motion carried unanimously 5-0.

NEW BUSINESS

4658 West Ridge Road

Wendy Meagher presented to the Board proposed plans for this site.

Ms. Meagher stated:

1. that the applicants are currently leasing down the Road and are looking to purchase this property.
2. The proposed building is 22,000 sq. ft. and will be designed similar to their other sites.
3. They will use existing curb cut.
4. There will be a front display area which will have a brick and iron fence.
5. That the proposed building will have a porch on 2 sides.
6. Existing property is a flag lot and the proposed drainage for this site will drain toward to the flag part of this property.
7. There is a proposed "rain garden" in the parking lot which will clean the runoff water.
8. There is a proposed septic system; the proposed building will have two bathrooms and a dog washing spot.
9. Water main is across street, will have to bore under road.
10. There will be a LP tank storage area in the front for propane sales.

Bob Pelkey asked if the propane will be a swap type sale or will it be filling of tanks. Ms. Meagher stated both.

Chairman Ferguson asked if the outdoor products at the current location will be located inside at the new locations. Ms. Meagher stated that they will be in the fenced in area and the pallets will be located in the back.

Chairman Ferguson asked if mulch will be stored outside. Ms. Meagher stated it would.

A discussion was held on the proposed drainage.

Mike Reinschmidt asked if 18 wheelers will be pulling in and out. Ms. Meagher stated they would be. Mr. Reinschmidt asked if there will be room enough for the trucks to get in and out. Ms. Meagher reviewed with the Board how the trucks will be able to get in and out.

A discussion was held on the proposed fire lane. To meet Town Code the engineer will need to design a 30 foot fire lane around the building allowing a fire truck to be within 150 feet of the furthers point of the building.

Mark Acker asked if the back area will be sloped. Ms. Meagher stated that it is only a 2% slope.

Discussion was held on proposed sign.

Mike Reinschmidt asked if there will be a guard around the propane area. Ms. Meagher stated that yes bollards will placed around.

Discussion was held on lighting plan. The lighting plan shows 25 feet lights, wall packs and lighting under the porch area. No lighting is planned for the back side.

The Board asked that details be added to the plans for LP tank protection.

A discussion was held on nearest hydrant. There is a hydrant directly across the street.

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

Ms. Meagher stated that applicant has been to the Zoning Board of Appeals and has received the variances that they needed.

Doan Chevrolet site - 5049 West Ridge Road

Kris Schultz stated that he was before the Board to explain the field changes made to the plans. Larry Glenn and Ray Helfrich were here to answer questions also.

5049 West Ridge Road Continued:

The plans show what was changed and Mr. Schultz stated that an As Built plan will be supplied to the Town, that the owner would like to get the building open and needs a C of O to open the building.

Mr. Schultz reviewed the field changes with the Board:

1. Inlet labeled DD 5.1
 - was designed to pick up any subsurface water
 - is not a typical catch basin
 - is buried underground
 - no need to have structure above ground
 - still there but no surface grate.
2. Dumpster pad
 - dumpster pad to be installed sometime this week
 - was using dumpster on property next door but will install a dumpster site on this site also.
3. Retaining Wall with chain Link fence.
 - changed over during construction due to vehicles.
 - put box beam guard rail that runs along top edge no way vehicle can get over.
 - fence was proposed to keep people from falling downhill.
 - guard rail not directly on top of hill, set back
 - parking lot to be used to store vehicles, not part of normal show area and it is intended for public use.

Discussion was held on signage for this area stating Employees Only.

4. Curbing along the front line
 - put in to meet esthetics
 - cost was astronomical, will not affect drainage
 - DOT made the engineer stop the curbing at the right of way

Jack Barton suggested the Board look at the curbing across the street at the new Hess site, the curbing stops at the right-of-way.

5. Timber guard rail
 - esthetics cost saving proposed
 - looking at safety, best interest to put in box beam guard rails.
6. Foot print southwest parking lot
 - no parking is planned in corners.
 - smarter to pave squares patches to push snow into this area
 - no parking in the corners

Doan Chevy Continued:

-3 of 4 corners originally cut are paved.

7. Parking spaces

- customer/handicap/employee/ additional parking
- car dealerships normally stripe customer and handicap parking not where cars are being stored.
- asking Board to approve of no striping in the car storage area, cars are usually parked closer together to give ability to rotate stock.
- were placed on plans to show meeting requirements
- only 34 spaces to be striped.

8. Top Asphalt

- presently stone and binder, which is the strength
- top coat is to keep binder from breaking up
- do not want to top coat parking lot until the stone and binder has settled
- because not done will require owner to set aside 150% of cost with Town to insure that it is completed.
- asking to be relieved of this requirement
- pavement as of today will support load.
- has spoken with Town Engineer and he was comfortable that stone and binder is sufficient to support load.

Jack Barton explained that when the Building Department goes to site to do Certificate of Compliance inspection they look to the site plan to make sure everything has been completed, otherwise Town Code requires that the applicant place 1 and half times the amount necessary to complete the project in an account with the Town until such time that the incomplete items are completed.

Mr. Schultz stated that the top coat will be going in but the owner does not want to have to put money up with Town, project has been very expensive. As soon as it makes sense the top coat will be put in, probably in June during their annual Tent Sale.

9. Buffering along west side of property

- Mr. Schultz stated that he has found out from landscaper that evergreens are only dug twice a year.
- Asking to be allowed to wait two weeks so that the evergreens that they purchase are freshly dug and not last year's trees.

10. Curbing on east side

- curbing was for esthetics and not needed.
- was removed because owner did not want to have concrete in drive lane because it would create a lip
- plowing in winter would only tear up the area.

11. Curbing along storm water facility

- putting in bumpers not curbing
- will be put in prior to use of area
- will allow for better flow of drainage to storm water facility

Mr. Barton asked about the trash rack that was discussed with Mr. Schultz. Mr. Schultz has taken care of this issue, it has been bolted down.

Mr. Barton asked if the catch basins have been cleaned out. Mr. Schultz stated that they have.

Mr. Barton also stated that the erosion control for the site was removed earlier than it should have been but if required to put it back in it will create more damage.

Mr. Barton questioned the grading on the south hill. Mr. Schultz stated that another septic system that needs to be put in there and did not want to disturb until the new septic is put in,

Mr. Reinschmidt stated that he is concerned with the height of the fencing along the hill at the back parking area but was okay with waiting two weeks for the plantings.

A lengthy discussion was held in regards to the fencing. Mr. Schultz stated that you have to assume that people will have common sense; the guard rail says you should not go further and should not be stepping over the guard rail that you would fall down the hill.

Chairman Ferguson questioned if the owner would have any opposition to placing signs in the entrance to this back parking area that say Employees only not public.

The owner stated he would not.

Mark Acker questioned the striping of the parking lot, will the fire lane be clearly marked. Yes, fire lane will be striped per the plans. Just asking to be only required to stripe customer parking.

After a lengthy discussion, a motion was made by Steve Aprilano and seconded by Bob Pelkey to grant approval of the above stated field changes as follows:

1. Changes to Inlet labeled DD 5.1 per the plans are approved as long as the Town Engineer approves of changes.
2. Dumpster pad, okay to be installed per plan.
3. Change of chain link fence to guard rail, okay as long as signs are put into place stating Employees Only, these signs need to meet sign requirements for signage.

4. Curbing along the front line, Board is okay with field changes per plans.
5. Timber guard rail, Board is okay with field changes per plans.
6. Foot print southwest parking lot, Board is okay with field changes per plans.
7. Parking spaces, Board is okay with field changes per plans, striping limited to customer parking and fire lanes.
8. Top Asphalt, Board is okay as long as the Town Engineer is okay with changes. Needs to be installed by August 31, 2014.
9. Buffering along west side of property, okay to be completed by fall of this year, September 21, 2013.
10. Curbing on east side, Board is okay with changes made to plans.
11. Parking bumpers need to be in place prior to opening.

Motion carried unanimously 5-0.

A motion was made by Bob Pelkey and seconded by Mike Reinschmidt to approve the July 3, 2013 meeting minutes as presented. Motion carried unanimously 4-0 (Tod Ferguson absent from July 3, 2013, meeting.)

Jack Barton reviewed with the Board how the Building Department reviews plans for Certificate of Occupancy's.

A discussion was held on how the Board would like to go forward with striping of display areas. The Board agreed that the plans need to show the actual spaces needed and striping will be considered on a plan by plan basis.

A review of future applications was held.

There being no further business, a motion was made by Steve Aprilano and seconded by Mark Acker to end the meeting at 8:46 pm. Motion carried unanimously 5-0.

Respectfully submitted,

Maureen L. Werner,
Recording Secretary