

**TOWN OF PARMA**  
**PLANNING BOARD**  
**DECEMBER 16, 2013**

Members present:

Chairman  
Executive Secretary

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

Public Present: Kris Schultz (Schultz Associates), Bernard Scoppo and Jim Roose(TB).

Meeting started at 7:00 p.m.

PUBLIC HEARING

212 Dean Road Subdivision/4704 Ridge Road West Two Lots  
Chairman Ferguson read the public notice.

Kris Schultz reviewed the plans with the Board. The plans show the wood lot EPOD and Flood Plain EPOD.

Chairman Ferguson reviewed the following correspondence:

1. Letter from Monroe County Department of Planning and Development dated October 24, 2013.
2. Letter from the Fire Marshal dated October 4, 2013.
3. Letter from Town Engineer dated October 7, 2013.

Mr. Schultz stated that the applicant had made application to the Zoning Board of Appeal for two variances and the Zoning Board of Appeals granted both variances. He pointed out to the Board on the plans where the variances had been noted on the plans.

Mr. Schultz then reviewed, with the Board, that the proposed house will be "substantial" and will be serviced by public water.

Mr. Schultz then passed out a copy of the flood plain map with the proposed project imposed over the flood plain map showing that lot was not within the flood plain.

Mr. Schultz then passed out a copy of the wetland map for the area, showing that the

project is not within the wetlands.

Mr. Schultz stated that the new town standards are on the plans.

Mr. Barton stated that the Conservation Board, using a modified short form, recommended a negative declaration for this project.

Chairman Ferguson opened the public hearing.

Public Comments: None

Chairman Ferguson closed the public hearing.

Board Comments:

Steve Aprilano stated that the application was for two lots, he sees on the plans that Lot 1 is being proposed to have a new home constructed on it but what is Lot 2 being proposed to be used for. Mr. Schultz stated that Lot 2 is the balance of the property which will be continued to be used as the golf course.

*A motion was made by Steve Aprilano and seconded by Mark Acker to grant a negative declaration for this unlisted action under SEQR. Motion carried unanimously 5-0.*

*A motion to grant preliminary approval with the understanding and that after preliminary review the EPOD district is not being affected by this development. Motion carried unanimously 5-0.*

#### MISCELLANEOUS

##### Plantation Party House

Mr. Barton stated that this was not before the Board for action. That Mr. Schultz is looking for direction on which process the Board would like to follow for this subdivision of the properties.

Mr. Schultz stated that presently there are 4 or 5 tax parcels that make up the Party House property and the owners would like to clean up the tax parcels and cut off the house to the northwest into a separate parcel which they will be selling. The engineer will be designing the property which the house to the northwest is on to have its own driveway on its own parcel.

Mr. Barton stated that the setbacks for the small garage on the northeast corner of the property, the Board would like to see if the lines could be moved to meet the current setbacks.

Chairman Ferguson asked that the leach fields and utilities be shown on the plans. He would also like to see the easements on the plans.

5247 Ridge Road West New Business in existing site  
Mr. Barton explained that the new tenant was here to explain to the Board what his business plan is for the old "Countryside" store in this strip mall.

The new business is a store that sells aftermarket parts for ATVs, motorcycle and snowmobiles. The new business does not plan to have more than three to four cars in the parking lot at any one time.

Steve Aprilano asked what the hours of operation will be. Bernard Scoppo stated that it will be 10 a.m. to 6 p.m., Monday thru Friday and 9 a.m. to 1 p.m., Saturday.

Mike Reinschmidt asked if the store will only sell parts and not new ATVs, motorcycles and snowmobiles. Mr. Scoppo stated only parts.

Mark Acker asked if Mr. Scoppo was planning on making repairs at the store. Mr. Scoppo stated that he has a person who would like to rent space to do repairs but was told that would not be allowed under the current zoning. Mr. Barton reviewed the current zoning for the site.

Chairman Ferguson asked about the signage for the site. A discussion followed on the signage for the site. Mr. Scoppo has already put a sign over the existing sign from the last occupant.

Mr. Barton stated that the parking space calculations are the same as the previous occupant so there will be no need to increase parking spaces.

Mike Reinschmidt asked if the store will be selling new or used parts. Mr. Scoppo stated just new parts.

Mark Acker asked if there will be any changes to the building. Mr. Scoppo stated no.

Mr. Barton stated that the building department will continue to work with Mr. Scoppo to finish the sign permit and a fire safety inspection will need to be scheduled.

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*A motion was made by Steve Aprilano and seconded by Mike Reinschmidt to approve the December 5, 2013, meeting minutes as presented. Motion carried unanimously 4-0 (Mark Acker absent from the December 5, 2013 meeting).*

Mr. Barton reviewed the following:

- the agenda for next meeting
- the status of the application for the RG&E on 259
- 5112 Ridge Road West - Cardinal Landscape

Mr. Barton passed out the following:

- Letter to Wendy Meagher from NYSDOT dated 12/4/13.
- mail for the Board members

*There being no further business, a motion was made by Bob Pelkey and seconded by Mark Acker to end the meeting at 7:35 p.m. Motion carried unanimously 5-0.*

Respectfully submitted,

Maureen L. Werner,  
Recording Secretary