

5497 Ridge Road WestCommercial Site Plan

Al LaRue presented the plans for this application to the Board.

Chairman Ferguson reviewed the following letters:

Town Engineer letter dated June 5, 2018

Monroe County Planning and Developing letter dated May 23, 2018.

Chairman Ferguson asked if there are any utility services currently to the "old" house? Mr. Scibetta stated that there are no utility services currently servicing the "old" house.

Chairman Ferguson asked if SEQR had been completed and submitted to the Town. Mr. LaRue stated a short form SEQR was submitted.

The Board reviewed the plans and had the following questions:

Mike Ingham:

- Any proposed lighting on the site? Mr. LaRue stated that there will be lighting and that they are currently "looking" into what they will be proposing, there is nothing set at this time.

Chairman Ferguson stated that the applicant will have to submit a lighting plan for the Boards review.

-Any signage out front? Mr. LaRue stated they were not sure, they were looking into "signage packages" and it should be finished soon.

Chairman Ferguson:

-Has the Town Engineer reviewed the SEQR that was submitted and has he issued any comments or concerns? Mr. Scibetta stated that the Town Engineer has reviewed and has stated it is "fine."

-Cross access easements need to be provided for the properties and must be shown on the plans.

-Have calculations been done in regards to pond and "rain garden"? Mr. LaRue stated it was in the storm water report submitted to the Town.

Bob Pelkey:

-Any pedestrian traffic between the two parcels? A discussion followed, and it was determined that there would be some pedestrian traffic, individuals walking to the site to look at vehicle in the storage building.

Chairman Ferguson stated that the plans do not have the necessary information for the signage and lighting and the Board does not have the Town Engineers comments as to the SEQR that was submitted. Also, there was not a full set of plans for each Board member, there was only one available at tonight's meeting. Each Board should have a set of plans to review. He went on to say that he was uncomfortable entertaining preliminary approval with all the missing information from the plans and felt it was better to table the application until all the required information has been added to the plans. A discussion followed.

A motion was made, without prejudice, to table the application until such time as the plans have the required information, as requested above, by Mike Ingham and seconded by Mark Acker. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

NEW BUSINESS

5200 Ridge Road WestCommercial Site Plan

Applicant asked to be placed on the next agenda. The applicant needs to meet with the Zoning Board of Appeals first to make application for a Special Use Permit.

222 Burritt Road1 lotSite Plan

Ed Martin presented the plans for this application.

Mr. Martin stated that the applicant is looking to divide a 2-acre parcel from this 15.7-acre parcel. The 2 acres will contain the existing home. The second parcel will be approximately 13.7 acres and the plans show this parcel to be serviced by a proposed septic system, public water, the utilities will be extended from the current utilities on the 2-acre parcel (cross access easements will be granted), the pond will be divided by property lines and proposed lengthy driveway (which has a proposed by-pass area).

Bob Pelkey asked how long the proposed driveway is. Mr. Martin stated just shy of 900' to the garage.

Mike Ingham asked about the pond and the drainage, it appears the pond slopes to the west. Mr. Martin stated that there will be no increase to the runoff to the pond, there is currently a pipe now that directs the outflow, the proposed driveway will actually prevent water from leaving the site to the west and all water will flow through the pond.

Mark Acker asked if the applicant will have to bring in fill from off site. Mr. Martin stated he will.

Chairman Ferguson asked if the engineer knew where the current leach field is on 222 Burritt Road and that it will need to be placed on the map. Mr. Martin stated they did and he would add it to the plans.

Mark Acker asked if they would be creating an issue by having the pond on both properties. Mr. Martin stated they will be preparing easements.

Chairman Ferguson asked if the nearest fire hydrant was labeled and how far is the nearest hydrant. Mr. Martin stated it is approximately 1000 feet to the nearest hydrant and he will add the hydrant to the next set of plans. Mr. Martin noted that general note #12 is the Town's standard sprinkler note.

Mark Acker asked what the existing structure on the north portion of the property was. Mr. Martin stated it is a cell tower.

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

MISCELLANEOUS

56 Parma Center RoadProperty Split

Matt Brooks presented to the Board plans to subdivide a 5-acre parcel from this parcel.

Chairman Ferguson stated that the plans will need to show the current utilities are located.

Mr. Brooks stated that Lot #2 shown on the plans has been sold.

Looking to subdivide the proposed lot #3 as shown on the plans. Mr. Brooks stated that he is not looking to have the lot approved for building at this time, just to subdivide it off for financing purposes.

A discussion followed on the current utilities and proposed utilities.

Chairman Ferguson asked if the proposed lot meets Town requirements. Mr. Scibetta stated that it actually exceeds the current Town requirements.

The Board agreed that they did not have a problem with the splitting of the property, but they would need to see a plan showing the current utilities and cross access easements before they can entertain and motion to split the property.

Mr. Scibetta then reviewed some application that would be coming before the Board in the future.

There being no further business to discuss a motion was made by Mark Acker and seconded by Bob Pelkey to end the meeting at 8:05 p.m. *Motion carried unanimously 4-0 (Mike Reinschmidt absent).*

Respectfully submitted

Maureen L. Werner
Recording Secretary