

Town of Parma Planning Board  
December 6, 2018

Members Present:

Chairman:

Tod Ferguson

Executive Secretary:

Dennis Scibetta

Mark Acker (7:10 arrival)

Mike Reinschmidt

Bob Pelkey

Mike Ingham

Public Present: Nick Montanaro, L.S. & Chris DiPasquale

Meeting started at 7:00 p.m.

**A motion was made by Bob Pelkey and seconded by Mike Ingham to accept the November 19, 2018 minutes with one correction, the date needs to be changed from November 17, 2018 to November 19, 2018. Motion carried unanimously 3-0.**

Miscellaneous

4975 Ridge Road West and 2 Loretta Drive

Mr. Scibetta presented revised plans to the Board for this application. The plans were signed by the Monroe County Health Department on November 26, 2018. Although the plans do not show what the actual area of the septic system is for 4975 Ridge Road West, the Board agreed that as long as the Monroe County Health Department had signed off on the plans, they were willing to accept this revised plan.

Chairman Ferguson noted that the engineer had labeled the areas of the properties as requested.

**A motion was made by Bob Pelkey and seconded by Mike Ingham to split the .0134 acres from 4975 Ridge Road West as indicated on the plans presented to the Board at tonight's meeting. Motion carried unanimously 4-0.**

**Mike Ingham made a motion to merge the .0134 acres that was split from 4975 Ridge Road West with 2 Loretta Drive. Mike Reinschmidt seconded the motion. Motion carried unanimously 4-0.**

Mark Acker joined the meeting at this time.

Miscellaneous

1635 Hilton Parma Corners Rd & 5100 Ridge Rd West

Nick Montanaro, L.S presented to the Board plans to split a 4.77-acre parcel from the property located at 1635 Hilton Parma Corners Rd and merge same 4.77 acres with the property at 5100 Ridge Road West.

1635 Hilton Parma Corners Rd & 5100 Ridge Rd West continued:

The property currently at 1635 Hilton Parma Corners Rd is 72.19 acres and after the split it would be 64.75 acres. Currently the property located at 5100 Ridge Rd West is 3.23 acres and after the merge it would be 8.003 acres.

The plans show the 4.77 acres to be a square of 425.76 feet by 499.46 feet. After reviewing the plans, **a motion was made by Bob Pelkey to split the 4.77 acres from 1635 Hilton Parma Corners Road, as shown on the plans. The motion was seconded by Mike Reinschmidt. Motion carried unanimously 5-0.**

**A motion was made by Bob Pelkey to merge the 4.77 acres that were subdivided from 1635 Hilton Parma Corners Road with the property located at 5100 Ridge Road West. Mark Acker seconded the motion. Motion carried unanimously 5-0.**

**CONTINUING BUSINESS**5138 Ridge Road WestCommercial Site Plan

Chris DiPasquale was present for this application. Mr. DiPasquale stated that he has been working on this project for over a year and is asking for approval to place a 2,500 +/- square foot addition to his existing property. Mr. DiPasquale stated that he has spoken with his engineer and the amount of area that will be disturbed falls under the minimum requirement under New York State SWPPP. He stated that the only area he will be disturbing on the property is the footprint of the proposed building. It will be a single-story building for storage with no work to be done but does have a proposed "toilet" room.

Chairman Ferguson asked where the existing septic system is on the property and if it was noted on the plans.

Mr. DiPasquale stated it was out front of the building.

Chairman Ferguson noted that that needs to be added to the plans so that the Board can determine if the proposed building will be constructed away from and not over the current septic system.

Chairman Ferguson asked if the pole barn was existing.

Mr. DiPasquale stated yes, it is existing.

A large discussion followed in regard to what the Board has asked Mr. DiPasquale to present to them via a set of plans. The Board again reiterated that they will need to see site plans showing the grading of the property, the existing buildings on the property, the existing septic system of the property and the proposed drainage once the proposed building is constructed.

A lengthy discussion followed on that.

Chairman Ferguson asked what the proposed conference room and display room were going to be used for in the proposed building. Was it going to be for employees or for public.

Mr. DiPasquale stated that it would be for meetings with contractors.

Chairman Ferguson asked where the parking is at the current location.

A lengthy discussion followed on parking.

Chairman Ferguson asked Mr. Scibetta to calculate the correct number of parking spaces required under the Town Code including the proposed building.

Chairman Ferguson stated to Mr. DiPasquale those will have to be designated on the plans so that the Board knows that there are the appropriate number of parking spaces per code.

A lengthy discussion was held again in regard to Mr. DiPasquale feeling that he did not have to provide the Town with plans for retention and detention on this site. The Board again stated to Mr. DiPasquale they were not looking for retention and detention plans but looking for a site plan which will show the following items: the existing buildings, the proposed building, the grading of the property, the drainage of the property, the existing septic and the designated parking area with number of parking spots.

Chairman Ferguson asked Mr. DiPasquale to submit those plans to the Planning Department and the Board would then review at that time.

#### **MISCELLANEOUS**

A discussion followed in regard to the Sandalwood Subdivision progress and other applications before the Board.

It was decided that the Board would hold its annual Holiday get together after the December 17, 2018 meeting.

There being no further business to discuss, **a motion was made by Mike Ingham to adjourn the meeting at 7:52 p.m. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0.**

Respectfully submitted

Maureen L. Werner for  
Diane G. Brisson, Recording Secretary