

5070 Ridge Road Continued:

Mike Reinschmidt asked if the pond calculations had been figured for a full build out of pavement as shown on the plans. Mr. Freeman stated that they had.

Fact that this site is located within a short distance of a historical site - 5146 Ridge Road is a historical site, former hospital approximately 1/8th of mile away.

Mr. Freeman stated that there will be no above ground storage tanks on the property.

Mr. Freeman stated that they are proposing to put in a holding tank to collect any oil from the floor drain, which they will have another company come and pick up the contents of the tank.

Chairman Ed Fuierer read an email, dated 1/17/2012, from Spencerport Fire District. The email was in regards to fire lanes and width of lanes for the movability of the fire equipment.

Chairman Ed Fuierer read a response letter, dated 2/24/2012, from Adam Freeman to Jack Barton in regards to Mr. Barton's comments on the plans.

Chairman Ed Fuierer opened the public hearing.

PUBLIC COMMENTS: NONE

BOARD COMMENTS:

Mike Reinschmidt asked the approximate location of the floor drain. Mr. Freeman pointed to the approximate spot on the plans, it is toward the back of the building.

Chairman Ed Fuierer asked where the proposed tank/collector will be placed. Mr. Freeman stated that it would be behind the building and pointed to the location on the plans.

Jack Barton stated that the building code described how to size the holding tank based on the square footage of the facility.

A discussion followed on this.

Jack Barton stated that the building codes calls for an oil/water separator as a requirement and he would get a copy of this section of the code to Mr. Freeman.

Chairman Ed Fuierer asked about the black topping and what the plans were for paving the site as shown on the plans.

Mr. Freeman stated that basically they will be paving up to maybe the 1st or 2nd row, as shown on the plans, and then to pave as the money becomes available.

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Bob Pelkey asked if they were going to stone the back portion of the parking area and then black top the front. Mr. Freeman reviewed with the Board the material being used in the back portion of the proposed parking area.

Chairman Ed Fuierer stated that the code calls for black topping or some hard surface. Mr. Freeman stated that he would place phase lines on the plans to show the progression. Chairman Fuierer stated that the Board would need to see a time line.

Chairman Ed Fuierer asked how the applicant was planning on painting the parking spot lines on weeds. Mr. Freeman stated that the applicant would be using the parking spots as he paved them and would not be using the proposed parking spots until they were paved.

Mike Reinschmidt pointed out that comment 15 on the plans say that the parking spots need to be painted as shown. A lengthy discussion followed on phasing of this project.

Mike Reinschmidt asked what the purpose of the expansion was for, were the proposed parking spots for the applicants cars or was the applicant proposing to store others cars on the property. Mr. Freeman stated that he believed they would be the applicant's cars but the building is a repair shop, which presently does not have a tenant but when a tenant is in the building there will be customer cars there also.

Tod Ferguson stated that he would like the issues of the oil separator and phasing taken care of prior to final approval.

A discussion followed on how the Board would like to see the phasing handled.

Jack Barton reiterated that along with phasing, the applicant will not be able to use the areas that are not paved until they are paved.

Tod Ferguson requested that Mr. Freeman confirm with the applicant where phase one of paving will end and phase two will start.

Jack Barton stated that each additional phase will have to be brought before the Planning Board for their review and approval.

Mike Reinschmidt questioned if a permit was needed to pave. He stated that typically a permit is not needed to pave. Mr. Barton stated that is correct but the Code stated that no work can be started without approval from the Planning Board.

Tod Ferguson stated that the pond requirements may change prior to the phasing being completed and asked how the engineer would deal with this. A discussion followed on how to handle phasing. Mr. Ferguson stated that the subsequent review would not be a "full blown" review but a review to make sure

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plans meet the current codes.

Mike Reinschmidt asked that the floor drain location in the building be placed on the plans and how and where it ties into the holding tanks also be placed on the plans.

Mike Reinschmidt also asked that the engineer locate on the plans where the proposed office ends in the building.

CONSERVATION BOARD

Jack Barton stated that in September 2011, the Conservation Board recommended a negative declaration for this unlisted action, .

Chairman Ed Fuierer closed the public hearing.

The following motion was made by Tod Ferguson and seconded by Bob Pelkey:

The Planning Board has classified this proposal an unlisted action under SEQR. The Planning Board has reviewed parts 1 and 2 of the Environmental Assessment Form (EAF) submitted by the applicant and any other relevant areas of environmental concern submitted for this proposal. Compared with the criteria listed in section 617.11 of SEQR regulations, all indications are that the proposed action will not cause substantial adverse change in community character, aesthetics, design and natural features. Based on its review, the Planning Board has determined that the action will not have a significant adverse impact on the environment of the Town and hereby issues a Negative Declaration.

Motion carried unanimously 4-0 (Steve Aprilano absent).

A motion was made by Tod Ferguson and seconded by Bob Pelkey to grant preliminary approval with the understanding that prior to final approval the oil separator is designed and shown on the plans as asked by the Board above and that the phase of this application be shown on the plans and a note be added to the plans that any unpaved areas CAN NOT be used for storage or maintenance. Motion carried unanimously 4-0 (Steve Aprilano absent).

5040-5044-5050 Ridge Road West

Fill Permit Applications

Kris Schultz stated that he knew that this application was early, as the applicant is not looking for fill permit prior to spring, but they wanted to get the plans into the Town now, as they were completed.

Kris Schultz explained to the Board what was shown on the plans.

Jack Barton passed out a letter from the Town Engineer dated 3/1/2012.

Chairman Ed Fuierer asked if these proposed fill plans were going to take all the fill from the proposed site across the street. Mr. Schultz stated yes.

Mr. Schultz stated that they were disturbing less than 5 acres.

Mr. Schultz reviewed the Town's EPOD map and where the proposed fill was in relation to the wood lot EPOD. The proposed fill is not within the wood lot.

Mr. Schultz explained the proposed drainage of the site and the addition of another pipe on the property.

Mr. Schultz reviewed where the top soil will be stored.

Tod Ferguson asked if the house to the west was going to be removed. Mr. Schultz stated that it was and that they were going to contact the Fire Department to see if they would like to use it for drills.

Tod Ferguson asked if the houses to the east were staying or going. Mr. Schultz stated that they may or may not be staying and that they will not be filling over the leach fields.

Tod Ferguson stated that if the homes were staying the reputed leach fields would have to be labeled on the plans.

Tod Ferguson asked if there were any notes on the plans for the home that is being taken down as to how the leach system will be taken care of? Mr. Schultz stated that the procedure is to fill it in.

Mike Reinschmidt questioned about the paved driveways and he was concerned with the trucks going over them with fill. Mr. Schultz explained how they would be using both driveways so that each will share the use.

Mr. Schultz stated that if the Board is okay with the plans, he will wait till two to three weeks prior to the start of work to come in for the fill permits.

Tod Ferguson asked if the applicant planned to be done by September 2012. Mr. Schultz stated that it was a good estimate that the fill will be done by September of 2012.

Jack Barton explained to the Board that he had told Mr. Schultz that the Board had stated that the Board was not interested in issuing any fill permits until the project where the fill is coming from has been approved. Mr. Schultz stated that he understood and that he was "on board" with this.

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The Board stated that they were "okay" with the plans as long as the comments that were requested above are added to the plans.

A lengthy discussion was held on the area of disturbance (4.993 acres).

Ponderosa SubdivisionLot 1155 Bennett Road

Jack Barton showed the Board the approved plans.

Scott Cessna, the owner of the property, stated that he would like to construct a ranch with a walk out basement with an approximate elevation of 276'. Mr. Cessna stated that the property was wet 8 months of the year, that he was adding an additional 5 feet to the elevation but everything else was going to be the same. That they will be building on grade with a 14 course basement.

Jack Barton questioned the grading. Mr. Cessna stated it won't be quite 5 feet and he will be showing a block.

Mr. Cessna stated that he will be digging a pond in back to get the fill for the site and then went on to show the Board how he proposed to grade his property, he will be tapering to grade on back.

Chairman Ed Fuierer stated that if he is raising his driveway up 5 feet what about the septic. Mr. Cessna stated that he is switching the garage to the other side of the home and therefore this modification will not interfere with the septic.

Jack Barton explained to Mr. Cessna that a building permit will have to be issued prior to any filling, unless he would like to make an application for a fill permit. Mr. Cessna stated that he understood.

The Board agreed with the increase of the first floor elevation of the proposed home by 5 feet.

12 Hamlin Parma Town Line RoadExpansion of a Non-Conforming Structure

Jack Barton stated that the owner has made an application to the Zoning Board of Appeals for an addition to a non-conforming older structure. The application was to add a small addition to the existing home.

After reviewing the application the Board stated that they did not feel that the proposed addition would effect the character of the neighborhood and did not see any issue with the addition.

PLANNING BOARD

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Jack Barton stated that he would put together a letter for the Board to the Zoning Board of Appeals and forward it to the Board members for their approval prior to submitting it to the Zoning Board of Appeals.

A motion was made by Tod Ferguson and seconded by Bob Pelkey to accept the February 2, 2012 minutes as presented. Motion carried unanimously 4-0 (Steve Aprilano absent).

The Board reviewed the proposed changes to the Town Development Regulations §3.7 through 3.9.3. The Board gave their comments as to these sections.

Chairman Ed Fuierer and Mike Reinschmidt both stated that they will not be at the next meeting.

There being no further business, a motion was made by Mike Reinschmidt and seconded by Bob Pelkey to end the meeting at 8:27 pm. Motion carried unanimously 4-0 (Steve Aprilano absent).

Respectfully submitted,

Maureen L. Werner
Recording Secretary