

TOWN OF PARMA
PLANNING BOARD
SEPTEMBER 16, 2013

Members present:

Chairman
Executive Secretary

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

Public Present: Don Payna, Kris Schultz (Schultz Associates), Glynn Schultz and Wendy Meagher (Meagher Engineers).

Meeting started at 7:08 p.m.

PUBLIC HEARING

4658 Ridge Road West

Commercial Site Plan

Wendy Meagher reviewed with the Board the following:

1. The current location of the store.
2. The proposed site is 3 acres and they are proposing to disturb 2 and ½ acres.
3. Proposed swale runs the perimeter and drains into the back wet lands.
4. Building 22,000± sq. ft.
5. Have received a variance for the 81 parking spaces and variance for the front display area.
6. Property is zoned Highway Commercial.
7. The proposed septic is in the front of property.
8. She received the Fire Marshal's comments today and is still waiting for DOT comments.
9. They are utilizing the existing curb cut Ridge Road.
10. They have completed the full SWPPP and have a permit from the DEC.
11. The proposed building will be designed similar to the Brockport location.

Chairman Ferguson stated that he did not see the 30 foot fire lane, as required. Ms. Meagher stated that at first they thought the lane needed to be 27 feet, she will shift the parking over 3 feet to get the 30 foot fire lane, no problem.

Chairman Ferguson read the public notice.

4658 Ridge Road continued:

Chairman Ferguson opened the public hearing.

Public Comments: None

Chairman Ferguson reviewed the following correspondence:

1. Letter from Wendy Meagher dated September 6, 2013.
2. Letter from Monroe County Department of Planning and Development dated August 15, 2013.
3. Letter from the Fire Marshal dated September 16, 2013.
4. Letter from Town Engineer dated August 13, 2013.

SEQR:

Chairman Ferguson stated that the Board had already reviewed Part 1 of the SEQR form and Mr. Barton stated that he had reviewed part 2 and got the information that he felt the Board would need to fill out part 2.

There were a few questions in regards to a few answers on part 1:

1. The estimated trips per hour how was this calculated. Mrs. Meagher stated that all they had to go on was customer sales per month. May is their busiest -23 cars/per hour and later in the season down to 11 or 12 cars/hour. This was the only information they had as to traffic load. Mr. Barton asked if this estimate was from the entire time the store has been at its current location. Mrs. Meagher stated that it was over the last year.
2. Historical Interest, where did they get this information. Mrs. Meagher stated that they had checked the NYS Historical Preservation Site and they found nothing.

Chairman Ferguson went through each question on part 2 and filled out the form.

Jack Barton asked how far back the wetland on this site is from the construction area. Mrs. Meagher stated that the wetland, labeled a Freshwater Forest Shrub wetland, is about 500' from the construction area.

Jack Barton stated that the Conservation Board did review the plans and they recommended a negative declaration.

A motion was made by Mike Reinschmidt and seconded by Steve Aprilano to issue a negative declaration for this application. Motion carried unanimously 5-0.

Chairman Ferguson closed the public hearing.

4658 Ridge Road continued:

A motion was made by Steve Aprilano and seconded by Bob Pelkey to grant preliminary approval for this application. Motion carried unanimously 5-0.

Mrs. Meagher asked if the applicant could start clearing the site prior to final approval, as they are leasing month to month where they are and they want to be able to start to build as soon as they have final approval.

The Board stated that they were not opposed as long as erosion control is in place.

Jack Barton reviewed the Town Code in regards to the Board approving site work prior to approval. An estimate needs to be submitted as to how much it would be to put the property back to the condition as it stands prior to being disturbed and that amount would have to be deposited with the Town.

A discussion followed and it was agreed that the Engineer needed to submit the estimate to the Town Engineer to approve the figures and the money needed to be deposited with the Town prior to any work being done.

A motion was made by Mike Reinschmidt and seconded by Steve Aprilano to require prior to any work being done on site, before final approval is granted, the engineer must submit an estimate to the Town Engineer, for approval and acceptance, of a figure to return the property to the current condition if final approval is not granted. Motion carried unanimously 5-0.

NEW BUSINESS

167 Parma Center Road

Site Plan

Kris Schultz presented to the Board plans for this site.

Mr. Schultz stated that:

1. The property is on the south side of Parma Center.
2. A single family home is proposed.
3. Site will be serviced by public water.
4. Site will be serviced by a septic system.
5. Proposing a detached garage.
6. The lot has a lot of width but not a lot of depth.
7. The lot was pre-existing.

Mike Reinschmidt questioned if anything was going to be disturbed on the west side of the property with the proposed drainage. Mr. Schultz stated no, that the drainage is

Walnut Grove Continued:

Mike Reinschmidt asked if the forester's report had been made available to the Town. Mr. Schultz stated that he has a scanned copy and will email to Mr. Barton tomorrow morning. A discussion followed on the report.

A discussion followed on procedures to be followed when an EPOD is on site.

A discussion followed on the design criteria for driveways.

Mark Acker asked about the pond access. Mr. Schultz stated that the access will be on one property and the owner will be giving an easement and will sign a maintenance agreement with the Town. The access will be a grass covered area that will be stabilized so that it can support maintenance vehicles.

Steve Aprilano asked if an escrow is established to make sure the pond is maintained. A discussion followed on this.

Board agreed to have the plans sent out to the referral agencies for their comments.

A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to approve the September 5, 2013 meeting minutes as presented. Motion carried unanimously 5-0.

Jack Barton passed out mail to the Board members.

A discussion followed on the following:

1. Discussion as to having a check list from the Fire Marshal to give to the Board to review at concept.
2. Discussion as to fire lane markings.
3. Discussion on NYSEG proposal.
4. Reviewed question Fire Marshal had on fire lane radius at proposed Country Max site.
5. Reviewed EPOD requirements for plans.

There being no further business, a motion was made by Mark Acker and seconded by Mike Reinschmidt to end the meeting at 8:14 pm. Motion carried unanimously 5-0.

Respectfully submitted,
Maureen L. Werner,
Recording Secretary