

The Board reviewed the dimensions of this lot. This lot meets minimum dimensions for a lot in the Town, but it does not meet dimensions for a building lot. Due to the size and shape of the parcel, it could never be considered for a building lot even with variances. This was explained to Mr. Bell and Mr. Glogowski.

Mr. Bell indicated that he had spoken with the Building Department at the Town of Parma and the County of Monroe Development and Planning who advised him that this could be a building lot because it meets dimensions of a lot because of the proposed square footage of the lot.

The Board explained that due to the Town Code which due to the location of the parcel this would be considered, it must have 2 front yards and 2 side yards. There would need to be a minimum of 40 foot set back, which the Board stated that they needed to review to make sure they were giving the correct information, on all sides. As the property is only 100 sq feet, there would be no building that would be able to meet the Town Codes and be built on this parcel.

Mr. Bell asked if he could think about this and come back to the Board if he wanted to pursue this. The Board agrees with this option. **Bob Pelkey made a motion to table the agenda item of a split merge between 16 Pine Hill Road and 493 Trimmer Road without prejudice. Seconded by Mark Acker. Motion passed unanimously 5-0 (Mike Reinschmidt absent).**

NEW BUSINESS

| <u>Commercial</u> | <u>Site plan</u> | <u>1919 North Union Street</u> |
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Pat Labar presented to the Board proposed site plans for TRC Adventures in Child Care commercial building. There will be 45 parking spaces with this business along with 2 entrances to the parking lot to allow for school bus accessibility. A pond storm water system is being proposed. There will be 2 outdoor play areas, a splash pod. Pat advised the Board that the building will look exactly like the current one at 1030 Manitou Road, in the Town of Greece.

The Board reviewed the plans and had the following questions.

Are there wetlands and or wood lots on the property?

Pat stated that they have not reviewed this yet, but if so, they will be placed on the plans.

What about fire hydrant location, accessibility for emergency equipment?

Pat stated that they will plan on working with the local Fire Department on the plans and place the location of existing fire hydrants on them also.

The Board advised that they need to discuss the dedicated road options with the Highway Superintendent and place the agreed upon options on the plans. Also, will need to go to the Zoning Board for special use permit for daycare in this area of the Town.

The Board asked about the proposed splash pod.

Pat stated that it is a small area with 3 to 4 sprinklers on it for the children to play in. The water will run off the pads into the open area around it. This will be non-recirculating water.

The Board asked about possible signage.

Pat stated that the signage will be the same as the existing signage at the building on Manitou Road, but will make sure that it meets the Town Code and Zoning regulations.

The Board also advised that the New York State Dept of Transportation will need to review the plans for the proposed driveway cuts and site distances.

The Board did agree that plans could be sent out to appropriate agencies for comments.

MISCELLANEOUS**Subdivision 354 Hamlin Parma Townline Road**

Rich Maier presented to the Board the proposed subdivision of a 2-acre parcel with an existing home on it from this existing parcel of land. The remainder of the property is now and will continue to be farmed.

The Board reviewed the plans. The proposed lot with the home on it will be a pre-existing nonconforming lot due to setbacks, especially the front and side setbacks. Due to this, **Mark Acker made a motion to refer the current plans for a subdivision of the lot at 354 Hamlin Parma Townline Road for area and setback variance. Seconded by Bob Pelkey. Motion passed unanimously 5-0 (Mike Reinschmidt absent).**

Once the variances have been approved by the Zoning Board, the plans can be brought back to the Planning Board for review again.

Commercial Site Plan Rezoning 5100 West Ridge Road

Jack Barton discussed with the Board that the Town Attorney had reviewed the question of rezoning of this property to be used by Cardinal Landscaping. The letter was read to the Board and a copy of same will be sent to all members. The members agree with the information in the letter. **Motion made by Bob Pelkey to submit the letter to the Zoning Board in support of this request, seconded by Daryl Maslanka. Motion passed unanimously 5-0 (Mike Reinschmidt absent).**

Private Road Forrest Ridge Subdivision Union Street

The owners of property on this approved private road; Philip and Danielle Mesiti, Dimitry Burkovskiy, along with the developer Jim Sickler presented to the Board complaints about who was responsible for finishing the private road. The Mesiti's will be closing on their house in the next week which is located on this private road. Mr. Burkovskiy will be closing on his home there in a few months. The road now is not finished and the homeowners state that they were not told that they would be responsible for the final topping and finishing of the road. Mr. Sickler gave the board information on how the current road was installed with what materials, explaining as there was still building go on along this road, it does not make sense to put a final finish on it. Discussion ensued between public present about whose responsibility it is to pay for the final road, also issues with the laying of the water lines during construction, and other building issues. The Board allowed everyone at the meeting to present their concerns and worries. Chairman Ferguson then explained that the Board would have to investigate these with the Town of Parma Building Department and the Town Attorney. After which, the Town Building Department would get back to them.

Residential Site Plan One Lot 80 Winding Country Lane

There being no one available to speak to this agenda item, **Mark Acker made a motion to table the Public Hearing for proposed one lot site plan at 80 Winding Country Lane without prejudice. Seconded by Daryl Maslanka. Motion passed unanimously 5-0 (Mike Reinschmidt absent).**

There being no further business to discuss, **Darryl Maslanka made a motion to adjourn the meeting at 8:50 pm. Seconded by Mark Acker. Motion carried unanimously 5-0.**

Respectfully submitted,

Diane Brisson,

Recording Secretary Town of Parma Planning Board