

Kris Schultz presented conceptual plans to the Board for a proposed Dollar General Store at this location. This is a 3.8-acre plot of land. The plans call for the total area to be split into 2 parcels. The size of the proposed store will be 140 feet by 76 feet. The lots are next to and on the south side of the existing strip of buildings that house medical offices on Hilton Parma Corners Road. There is a proposed new access directly in front of the site. They are not planning on connecting to the existing parking lot at the medical office building but will need to send the plans to the NYS Department of Transportation to review and advise. There will be enough room for an 18-wheel truck to pull into the parking lot, turn around, and deliver packages to the loading dock in the rear of the building.

Utilities will include public water and existing electric services. This will be on a septic system. There is an existing system for the medical buildings. This will need to be cleaned up. There will be a new leach field and septic system behind the proposed Dollar General Store.

Lighting and signage will be built to the Town Code. There will be signage on the front of the building which will be lit from behind. Any lighting on the building will be downward facing.

Parking will consist of 12 places on the front near the road, 12 on the side of the store, and 11 in the front of the store. There will be a banking of land at the roadside to help prevent the car lights from shining across the street into the houses.

There is a storm water pond with stand SWPP planning. The plan will be for the water to be directed from the front of the property to the back from the parking lot with a sloping to help the water flow.

The Board has further questions:

This is abutting a residential area. Are there buffer plans? Kris stated that they are working on these but will be happy to do what the Board requests. Kris also advised that the south area parking will be stoned.

When will the lighting be on in the area. The representative from the Dollar General corporate office advised that it will not be on all night long. The proposed store hours are usually from 8 to 8:30 am to 9 to 10 pm. The lights would go on prior to the store opening and off when the store closes. This will need further discussion on the type and placement of lighting and signage. It was also disclosed that deliveries are usually during the daytime hours.

Chairman Ferguson spoke to the public present at the meeting. He advised that this was not a Public Hearing but as the Board was interested in public comments, they will allow the public to speak at this time.

There were many comments and concerns which are listed below:

1. Traffic. This is one of the major concerns. Hilton Parma Corners is a 2-lane road. As it is when the buses are on the road picking up and dropping children off, there is a backup of traffic behind the buses. Traffic traveling south on Hilton Parma Corners Road will need to make left turns into the store, with the traffic heading north there is a fear that again will back up traffic. The same issue with the traffic making left turns out of the parking lot.
2. Lighting which will stream across the street into the existing homes. This is another major concern, especially at night with vehicle headlights but also lighting on the property.
 - a. Chairman Ferguson as well as Kris Schultz, and the representatives from the Dollar General corporate office stated that they would all work on plans to prevent the headlights streaming across the street into people's homes.
3. Concerns about hurting the existing business in the Town of Hilton. Also, the business practices of the Corporation that owns the Dollar General franchises. The question was asked if an economic study had been done and if not can the public request one?

to use a rain garden as well which helps to filter the water and disperse it appropriately. All of this will be detailed in the SWPP program.

Lighting and signage. Al replied that the lighting on the building will be per code, but there will be no signs on the actual building.

Buffering for the existing homes on Dean Road was discussed. This was not included on the present plans. The Board requested that this be added to the plans prior to giving approval to send to outside agencies.

Al asked if the plans could be sent to the Town Engineer for comments. The Board agreed to allow this.

There being no further questions or concerns on this project, **Daryl Maslanka made a motion to table this commercial site plan at 4768 Ridge Road West until requested information has been placed on the plans. Seconded by Ray Wenzel. Motion carried unanimously 3-0 (Mike Reinschmidt and Jack Wade absent).**

MISCELLANEOUS

Luke asked the Board to review an application for an area variance at 1298 West Avenue. This is for the operation of a food truck to serve farm to table fresh food. They would like to have signage as well with the menu on it. Proposed signage is 4'x8'. Discussion ensued. **Daryl Maslanka made a motion that the Board is not in agreement with having a business at 1298 West Avenue, due to speed limit on the road, as well as frontage area. Seconded by Ray Wenzel. Motion carried unanimously 3-0 (Mike Reinschmidt and Jack Wade absent).**

There being no further business to discuss, Ray Wenzel made a motion to adjourn the meeting at 9 pm. Seconded by Daryl Maslanka. Motion carried unanimously 3-0 (Mike Reinschmidt and Jack Wade absent).

Respectfully submitted.

Diane Brisson, Recording Secretary

Town of Parma Planning Board

Electronically signed September 10, 2023, at 7:30 pm