

Chairman Ed Fuierer closed the public hearing.

A motion was made by Tod Ferguson and seconded by Bob Pelkey to recognize this application as a unlisted action under SEQR, to accept the negative declaration, and to grant preliminary approval. Motion carried unanimously 4-0 (Tim Harner absent).

NEW BUSINESS

1584 Hilton Parma Corners Road 1 Lot

Dave Carter and Karen Carter presented to the Board this application for conceptual approval. Mr. Carter stated that his surveyor could not be present at tonight's meeting because he was at another Town's meeting.

Mr. Carter stated that they had removed the top soil from the proposed driveway and have it stock piled on the property and already have it seeded and have the silt fence up per the Board's instructions with the fill permit granted at the last Planning Board meeting.

Rick Holden asked how far back they had gotten with the fill. Mr. Carter stated about 800 feet.

Chairman Ed Fuierer asked if they were proposing to dig a pond on the property for drainage. Mr. Carter stated that they were not, that the soil on the property is all sand and would not hold any water.

Rick Holden asked if the owners were planning on putting in sprinklers in there new home because of the length of their driveway. Mrs. Carter stated that they have not yet decided which option they were going to go with. A lengthy discussion was held on the options that were available to the homeowners for fire protection when a home is so far off the road.

Jack Barton asked if the permit that the Carters' had received from NYS DOT was a temporary access permit or if it was a driveway permit. The Carters' believed it was just for access, they were not sure if it was for the driveway cut. Mr. Barton then stated that if it was a access permit the details for the driveway need to be added to the plans and if they have already received their driveway cut permit he would like the engineer to add a note on the plan that they had already received said permit.

Rick Holden stated that the Town's sprinkler note and fill note need to be added to the plan.

After reviewing the plans, the Board stated that they agreed conceptually with the plans and with the additions requested at tonight's meeting the engineer could send the plans out to the referral agencies for their comments and concerns.

Diamond Custom Cycle 5570 Ridge Road West

Rick Ferrett stated that they are in the process of putting an addition on to the "showroom"

Diamond Custom Cycle Continued:

building at this site. Mr. Ferrett passed out plans showing the proposed addition. Mr. Ferrett stated that they have to go to the Zoning Board of Appeals for an application for variances for the front and side set backs. Mr. Ferrett stated that they are planning to redo the outside of the entire “showroom” building.

Chairman Ed Fuierer asked if the building is going to be used strictly for showroom space. Mr. Ferrett stated that it was.

Chairman Ed Fuierer asked if there was a home to the west? Mr. Ferrett stated that there is and he believed that it is zoned commercial.

Mr. Ferrett showed the Board on the plans that the plan to keep the driveway on the west property line and add a paved parking lot in the back.

Rick Holden asked what type of surface was in this area at this time. Mr. Ferrett stated that it was “paved”, that it was covered with millings. A discussion was held on this and if paving would change the drainage of the site dramatically.

Rick Holden asked if they are proposing lighting for this addition. Mr. Ferrett stated that there is a telephone pole that needs to be moved before they can start construction and that they are planning on putting neon lighting around the top of the building. Mr. Holden asked if Mr. Ferrett thought that this would bother the neighbor. Mr. Ferret did not think so as the home was about 80 feet from the building and the neon lighting is not that bright.

A discussion was held on whether there was a code for screening between commercial properties. Mr. Ferrett stated that the neighbor to the west has high bushes on her property now.

A discussion was held on the property to the east and the set backs for that property. Mr. Ferrett stated that he is in the process of purchasing that property.

The Board stated that they liked the plans and thought that this project would improve the area.

Jack Barton stated that with the application to the Zoning Board of Appeals the plans would be sent to the County for their review and asked the Board if they felt that they would like to have further review of this plan after the Zoning Board of Appeals has made their decision.

A discussion was held on the proposed parking. Mr. Ferrett stated that presently the property is zoned for 85 parking spots. Mr. Barton stated that they would have to be shown on the plans.

The Board agreed that if the Zoning Board of Appeals grants the application for variances the applicant would not have to come back to the Planning Board for further approval, as long as the plans meet with the Town’s Fire Codes and the applicants do not go any further with lighting on the property then they explained to the Board at tonight’s meeting.

East Avenue Gardens

753 East Avenue

The Board reviewed the letter that RG&E had sent to Mr. DiStefano.

Jack Barton stated that he had called Kathy Donlon at RG&E and she stated that the lighting plan as presented to the Board at the last meeting is all that they offer and that the best they could do about the poles was to cut them down by 5 feet.

A discussion on the lighting district was had.

The Board reviewed the options of what could be done with this application.

A motion was made by Rick Holden and seconded by Bob Pelkey to table this motion, stating that as a whole the Board does not like the RG&E option for lighting and want the developer to look into other options that would conform to the other developments in the area. The Board emphasized that they would like to see some options with underground wiring and decorative lamps and post to blend in with the rest of the community. Motion carried unanimously 4-0 (Tim Harner absent).

MISCELLANEOUS

A motion was made by Rick Holden and seconded by Tod Ferguson to approve the minutes of the June 7, 2007 meeting as presented. Motion carried unanimously 4-0 (Tim Harner absent).

Chairman Ed Fuierer read the following correspondence:

1. Zoning Board of Appeals minutes of 5/17/2007

Chairman Ed Fuierer stated that he and Bob Pelkey will be absent from the July 5, 2007 meeting.

There being no further business **a motion was made by Tod Ferguson and seconded by Bob Pelkey to end the meeting at 8:00 p.m. Motion carried unanimously 4-0(Tim Harner absent).**

Respectfully submitted:

Marueen L. Werner
Recording Secretary.