

TOWN OF PARMA PLANNING BOARD

OCTOBER 19, 2009

Members Present: Chairman Ed Fuierer
Executive Secretary Jack Barton
Tod Ferguson
Bob Pelkey

Members Absent: Rick Holden
Tim Harner

Public Present: Nick Montanaro, John Sciarabba (Land Tech), Gene Mazzola and Darryl Carmichael.

Meeting started: 7:08 pm

CONTINUING BUSINESS

Kessler Subdivision Lot 1 1643 Hilton Parma Corners Road
Nick Montanaro presented to the Board a map for their consideration to grant final approval.

Chairman Ed Fuierer read a letter from the Town Engineer dated 10/2/2009.

The following signatures were on the plans:

1. Town Engineer - 10/5/2009
2. Monroe County Water Authority - 9/24/2009
3. Monroe County Health Department - 9/24/2009

The Board reviewed again with the Engineer that the driveway did not have to be black topped until the 4th home was built.

After reviewing the plans, **a motion was made by Tod Ferguson and seconded by Bob Pelkey to grant final approval for this application per the map submitted to the Board at tonight's meeting. Motion carried unanimously 3-0 (Rick Holden and Tim Harner absent).**

5424 Ridge Road West Site Plan and EPOD Permit
John Sciarabba presented to the Board a map for their consideration to grant final approval.

Chairman Ed Fuierer read a letter from the Town Engineer dated 10/14/2009.

The following signatures were on the plans:

1. Town Engineer - 10/13/2009

2. Monroe County Water Authority - 7/20/2009
3. Monroe County Health Department - 9/16/2009

After reviewing the plans, **a motion was made by Bob Pelkey and seconded by Tod Ferguson to grant final approval for this application per the map submitted to the Board at tonight's meeting. Motion carried unanimously 3-0 (Rick Holden and Tim Harner absent).**

NEW BUSINESS

5010 Ridge Road West

Commercial Site

John Sciarabba and Gene Mazzola presented to the Board plans to revise the existing home located at this site and put in an insurance office with one apartment in the building.

Mr. Mazzola stated that there would only be one employee at this site and the resident of the apartment. He was hoping that it would be one and the same.

Mr. Mazzola stated to the Board he is trying to "fast track" this site because they are proposing to use "drive it" on the home and it can not be applied in the cold. Mr. Mazzola stated that he is looking to clean this property up and that he has spoken to the neighbor to the west and asked if he could put shrubs up on the neighbor's property to screen the two properties from each other, if not he is planning on putting up a fence.

Jack Barton asked if the septic had been located on the site.

Mr. Mazzola stated that he has done some homework and that the septic is directly north of the home.

The plans show the proposed parking area to have 4 regular parking spots and 1 handicap parking spot.

The applicant has been to the Zoning Board of Appeals and has been granted two variances. One to allow a principal building to contain an area less than 1000 sq ft of office space and the other to allow a residence as an accessory use on the same floor of the building as a commercial use.

Mr. Sciarabba stated that the site plan is "glorified" parking lot and that DOT approval will be needed for access.

Mr. Barton asked if the engineer would be proposing a pond for this site. Mr. Sciarabba stated that they do not meet the threshold for Phase II regulations and therefore they will not be required to put in pond.

A lengthy discussion was then held on when a building permit could be issued for this site so that the owner could get started.

4010 Ridge Road Continued:

Chairman Ed Fuierer asked if there would be any construction of any new buildings. Mr. Mazzola stated no they were just remodeling.

Bob Prince stated that they were doing a little more than remodeling, they were lowering the area for the office and will need to have fire rated walls installed.

Mr. Mazzola then reviewed with the Board what he intended to do with the building.

Mr. Prince stated that there were drainage issues and that updated drawings for the remodeling were needed.

A lengthy discussion followed.

After a lengthy discussion, Mr. Mazzola decided to withdraw his application and just go a head for a building permit for remodeling and then proceed later with the site plan approval. Stating that he would like to get the house fixed up before winter.

5112 Ridge Road WestCommercial Site Plan

Darryl Carmichael presented to the Board plans for this commercial site plan.

Mr. Carmichael stated that they have dug up part of the septic system and found that there are two tanks but no distribution box. Mr. Carmichael pointed out to the Board where the septic system was located on the plans. Mr. Carmichael stated that they would be taking out a 10' x 10' section of the building so that one of the tanks, which is under the building, is accessible.

Mr. Carmichael stated that they owner is proposing to build a new building for salt storage and the existing storage unit will be used for top soil.

A discussion was held on how the septic was installed. Chairman Ed Fuierer asked if the leach lines will be remaining the same. Mr. Carmichael stated that they would be.

Jack Barton stated that the Town still does not have the calculations on the existing pond. Mr. Carmichael stated that he had sent those to the Town Engineer.

Mr. Barton stated the following regarding this site:

1. No setbacks are shown on the plans for the proposed buildings and they need to be added to the plans.
2. The proposed sign is in the right-of-way and needs to be set back 15 feet minimum from all property lines.
3. A permit needs to be applied for for the "waterfall and landscaping" that has been constructed at the front of the property. Said waterfall and landscaping is in the right-of-way.

Bob Prince explained to the Board that the Town has been working with the owners of this site for the past seven years trying to get the site in compliance with the Town Codes and Building Codes.

Chairman Ed Fuierer asked if there was any verification that the existing basin still has the capacity as originally designed. Mr. Carmichael stated he did.

Mr. Carmichael did point out to the Board that the original plans had a catch basin on it but it was never put in. A discussion followed.

Mr. Carmichael also explained that presently there were no gutters on the existing building but he is working with the owners to get this problem solved.

Mr. Barton stated that no SEQR application has been submitted to the Town and that will need to be submitted.

A discussion followed on all the issues on this site.

The following items need to be addressed on the plans and then brought back before the Board before they are sent out to the referral agencies:

1. Show proposed salt building location and set backs on plans.
2. Show setbacks on existing/proposed buildings.
3. Show distances between buildings.

A review was held on what permits there are issued for the site and what permits need to be issued and what Certificate of Occupancies need to be issued.

A discussion was held on what variances will be needed for the site and what options the owner has: Move salt storage and any other structures forward into the commercial zone or go to Zoning Board of Appeals for a use variance.

A 15 foot set back is required for “storage” structures along the property line.

A motion was made by Tod Ferguson and seconded by Bob Pelkey to approve the minutes of the September 21, 2009 meeting as presented. Motion carried unanimously 3-0 (Rick Holden and Tim Harner absent).

A motion was made by Bob Pelkey and seconded by Tod Ferguson to approve the minutes of the October 1, 2009 meeting as presented. Motion carried unanimously 3-0 (Rick Holden and Tim Harner absent).

There being no further business, **a motion was made by Tod Ferguson and seconded by Bob**

Pelkey to end the meeting at 8:16 pm. Motion carried unanimously 3-0 (Rick Holden and Tod Ferguson absent).

Respectively submitted,

Maureen L. Werner
Recording Secretary