

TOWN OF PARMA PLANNING BOARD

NOVEMBER 15, 2010

Members Present:

Chairman
Executive Secretary

Ed Fuierer
Jack Barton
Tod Ferguson
Tim Harner
Bob Pelkey
Steve Aprilano

Public Present: Jim Roose(TB), Anthony Mastrodonato.

Meeting started: 7:07 pm

NEW BUSINESS

4945 Ridge Road West

Commercial Site Plan

Anthony Mastrodonato stated that he is the owner of this property and the property to the west and south of this property. He purchased this property in early 2010 and has since put on a new roof and a put in a handicap bathroom. He has been looking for someone to rent the building from him and he now has an individual who is interested in renting the property for a bottle recycling center. The property has been a bridal shop for the past 20 years.

Mr. Mastrodonato passed out two proposed site plan sketches. One plan shows 14 regular parking spots and one handicap parking spot. The other plans shows 10 regular parking spots and one handicap parking spot. The parking spots are set out at 10' x 20'.

Mr. Barton reviewed with the application the Town required sizes for parking spaces and the fact that the proposed parking spaces will need an additional 2 feet each.

Mr. Mastrodonato then went on to explain that on the west side of the property is an RG&E pole with exterior lighting, there is a small light on the east side of the building, there are recess lights on the north overhang and there is a little porch area to the west that has a small light.

Chairman Ed Fuierer asked if the proposed parking spaces are enough as required under the Town Code. As discussion was held on this, it was determined that the Town Code does not address this type of business. The Code gives the Planning Board the authority in these cases to establish parking requirements.

4945 Ridge Road Continued:

Mr. Mastrodonato reviewed with the Board what was entailed in the proposed business, it was almost like a dry cleaning business, the customer brings in their cans and waits until they are sorted and then leave, there is no "milling" around as there is no display areas of products for the customers to decide if they would like to buy or not. Average customer stay is 10 minutes.

Tim Harner asked if there will be one or more employees working at any one time. The person who is leasing the property, the "Leasee" stated that there will be two employees working at all times. Chairman Ed Fuierer then stated that that will leave 9 spaces for customers (8 regular - 1 handicap).

Tod Ferguson asked what portion of the building will be used as a warehouse. The Leasee stated the service area will be on the west side of the building and will be approximately 10' x 20' and then the rest will be a sorting area to sort cans and bottles, the door in back will be used by the trucks to pick up the bottles.

Chairman Ed Fuierer asked if the business will consist of selling beverages also. The answer was no, just turning in of empty containers.

Steve Aprilano asked what the hours of operation will be. The Leasee stated that they are planning for Mon - Fri 9 am to 5 or 6 pm and 9 am to 3 pm on Sat. They may extend the hours to 8 am to 6 pm in the summer. They will only be open on Sundays for fundraisers.

Tim Harner asked what the front of building will look like, were they planning on replacing windows or leaving the windows covered as they are now. Mr. Mastrodonato stated that they plan on replacing the windows but he wants to make sure that there is a tenant in the building before he replaces the windows again, he has already spent a lot of money replacing the windows just to have the broken the next day.

Mr. Harner then asked what will you be able to see when you pass by the building and the bottle return business is in operation. Mr. Mastrodonato stated that they are putting in a translucent covering or blinds over the windows so that some light comes in but the window will be covered.

Bob Pelkey asked if the entry will be to the west. Mr. Mastrodonato stated that it would be.

Mr. Harner asked if there will be any storage of cans/bottles outside the building, will passing vehicles see "piles" of returned containers. Mr. Mastrodonato stated that all the storage will be inside the building.

4945 Ridge Road Continued:

Mr. Ferguson asked if there will be only one tenant or is the owner planning to separate the building for two tenants. Mr. Mastrodonato stated no only one tenant.

Mr. Harner asked if it was public water that serviced this building. Mr. Mastrodonato stated that the building is serviced by public water, that he tore out the old bathroom and put in a handicap bathroom and the only other improvement he has made is a new exterior door.

Mr. Mastrodonato stated that the door to the north will be used as a fire exit, the door to the west will be the main entrance, the door to the east will be used as a fire exit and the door to the south will be used by the vendors who will be there to pick up the empty containers.

Mr. Pelkey asked how often the containers will be picked up. The Leasee stated that it will depend on volume but normally it is once a week. He then went on to explain that there are 4 or 5 distributors who will be picking up and it takes about 30 to 40 minutes for them to fill their trucks.

Chairman Ed Fuierer asked what type of truck will be used for pick ups. The Leasee stated that they use the same trucks that they use to deliver the product.

A review of what additional requirements that Board would like to see as it was no real changes to the site just a change in business.

Mr. Barton reviewed Schedule II of Zoning which gives several formulas for parking spaces. Mr. Barton noted that at the end of Schedule II states that the Planning Board has the authority to assign the number of parking paces required when the proposed use is not specifically set out in the Zoning laws.

Mr. Ferguson asked what the square footage of the building was. Mr. Mastrodonato stated that it was approximately 2500 sq. ft.

The Leasee stated that he a similar business in Rome, NY and in a similar building. On average there were 60 people per day and no more then 5 people in the building at the same time.

Chairman Ed Fuierer stated that the proposed parking spots to the east do not meet the 10' x 20' that is required by town code. A discussion was held on these parking spots.

Mr. Mastrodonato brought up the size of the parking spots outside of the Town Hall and a discussion was held in regards to this. Mr. Mastrodonato did state that he was aware that the Planning Board had authority as to the amount of parking space but not the size.

4945 Ridge Road Continued:

Mr. Harner questioned the asphalt shown on the plans that extend west of the west property line and wondered if the customers will use this area as a parking area. Mr. Mastrodonato stated that this area is triangular and where the Monroe County Sheriffs sit and has been scaled down, it is mostly gravel and the hard surface does not go over that far.

Mr. Harner stated that he did not want to see parking along the side of Ridge Road as this would create a dangerous situation. Mr. Mastrodonato reviewed with the Board why he designed the parking they way he did.

Chairman Ed Fuierer agreed with the owner and did not feel that there would be more then 5 or 6 customers at the site at a time but it would not be known for sure until the business is open and running. Chairman Fuierer stated that if the owner saw a problem with the smaller number of parking spaces he would like/expect him to add the additional parking spots as shown on the second plan.

Mr. Mastrodonato asked if they felt that they needed to add the additional parking spots would they need to come back before the Board. Mr. Barton stated that they would as the Planning Board likes to be kept updated to any changes made to current site plans. Mr. Mastrodonato stated that would be no problem.

Mr. Harner wanted Mr. Mastrodonato to understand that the Board is agreed to a smaller number of parking spaces because this is an existing building with the existing parking area.

A motion was made by Tim Harner and seconded by Tod Ferguson to approved the site plan as presented at Bileschi Land Surveying and revised on 11/9/2010 and that the reasoning behind the approval of the 10 parking spots is because this is an existing building, the nature of the business and that the number of parking spaces should be adequate for the 2 employees and customers due to the short period of time the customers should be in the building and that the one of the two parking spots on the east side of the building do not meet Code and it was not used in calculating the number of parking spots. Motion carried unanimously 5-0.

MISCELLANEOUS

307 Curtis RoadExpansion of Non-Conforming Structure

Mr. Barton stated that under Town Zoning law §165-91 a request for an expansion of a non-conforming structure has to come before the Planning Board for their report and recommendation to the Zoning Board of Appeals.

Mr. Barton stated that the barn at this site is non-conforming and the owner is making an application to expand the barn.

307 Curtis Road Continued:

Chairman Ed Fuierer asked why the barn was non-conforming. Mr. Barton stated that it was the height of the present barn.

Steve Aprilano asked if the site was zoned Rural Residential. Mr. Barton stated it was zoned Medium Density.

Mr. Barton reviewed with the Board that a portion of the existing barn had fallen down and the owner would now like to rebuild the part of the barn that had collapsed.

Mr. Harner asked Mr. Barton to point out which part of the barn was going to be rebuilt. Mr. Barton stated that it was the portion to the south, he then reviewed Town Code with the Board. Mr. Barton stated that a permit was issued for the rebuild but the owners would now like to add two feet to the height of the building.

Mr. Harner asked if the building will block visually block anyone's view. Mr. Barton stated that he did not believe so as the parcel was very large.

Steve Aprilano asked if this was the building that was taken down this summer. Mr. Barton stated that yes it was the portion that had fallen down.

Chairman Ed Fuierer asked Mr. Barton to clarify the actual height of the proposed building as the plans show 19 feet. Mr. Barton stated that the plans in front of the Board are the ones that are being used to build right now and the actual height is 20 feet.

Mr. Pelkey asked if the 20 foot wall was the side wall or the peak. Mr. Barton stated the sidewall.

Mr. Barton passed out pictures of the building and stated that the permit that was issued was only for the part that had fallen down.

Mr. Ferguson asked which side is seen from the road. Mr. Barton stated the shorter side.

The Board reviewed the plans.

The Board agreed that as long as the foot print is already there and that is what will be followed they did not feel that by going up 2 feet it expansion of the non-conforming structure would have any adverse impact to the area and the change is minimal to the property.

King Hamlin Parma Subdivision

Mr. Barton reviewed with the Board that this approved subdivision and stated that the

King Hamlin Parma Subdivision Continued:

County Water Authority had a question in regards to the hydrant that is on the approved subdivision plans. The plans were approved on 7/2/2009.

Mr. Barton stated that there is already one home built and the builder is now starting construction of the home on lot #3. Mr. Barton stated that there is a fire hydrant on the proposed plans on the right-of-way and the Water Authority has questioned when the fire hydrant needed to be put in. The only note on the approved plans is the Town Sprinkler Note and there is no reference as to when the hydrant needs to be installed.

A discussion followed on the when the fire hydrant needed to be installed.

After a lengthy discussion the Board felt that they needed to error on the side of public safety and would like to see the fire hydrant put in at this time. Since the fire hydrant is shown on the approved plans the fire hydrant should be put in absent any evidence from the applicant that it was stated that the fire hydrant did not have to be installed until the time of construction of the home on lot #4 of this subdivision.

A review of the setbacks for this site was held, as well as, a discussion on set backs for flag lots.

A motion was made by Tim Harner and seconded by Tod Ferguson to approve the minutes of the November 4, 2010 as presented. Motion carried 4-0 (Steve Aprilano absent from tonight's meeting).

A review of the Collicio site and the planted trees.

Mr. Barton reviewed the potential application for a drive thru at the "Gotti" building at Ridge Road.

There being no further business, a motion was made by Steve Aprilano and seconded by Bob Pelkey to end the meeting at 8:18 pm. Motion carried unanimously 5-0.

Respectively submitted,

Maureen L. Werner
Recording Secretary