

**TOWN OF PARMA
PLANNING BOARD
AUGUST 1, 2013**

Members present:

Chairman
Executive Secretary

Tod Ferguson
Jack Barton
Bob Pelkey
Steve Aprilano
Mike Reinschmidt

Member absent:

Mark Acker

Public Present: Kris Schultz (Schultz Associates), Rich Ricotta and Jim Roose (TB).

Meeting started at 7:05 p.m.

CONTINUING BUSINESS

5270 Ridge Road West

Kris Schultz presented to the Board plans for final approval.

Mr. Schultz stated that the applicant has applied to the Zoning Board of Appeals and has been granted a variance to allow the front setback to be 25 feet from right-of-way instead of the required 100 feet. The Zoning Board of Appeals also required that the set back from the west property line be 20 feet, this is to protect the neighbor to the west.

Mr. Schultz stated that the Fire Marshal requested that the applicant place "No parking, fire lane" signs along on the existing building, that the fire lane be delineated on the payment and that the closest hydrant be shown on the plans.

Mr. Schultz stated that the applicant asked him to change the proposed split rail fence to a post and chain fence. The post and chain fence will create the visual barrier for customers to not pull up along the road.

Mr. Schultz stated that he has not received any other comments in regards to this application and is still waiting to hear from the Fire Marshal if the changes that he made to the plans address all his comments and concerns.

Mr. Schultz asked the Board to consider final approval conditioned upon Fire Marshal approval.

Mike Reinschmidt asked how far back the proposed fence is from the right-of-way.

5270 Ridge Road West Continued:

Mr. Schultz stated that it was 6 to 7 feet, close enough to right-of-way to make it obvious that customers are not to park in that area.

Mr. Reinschmidt asked that the distance be placed on the plans. Mr. Schultz agreed to do so.

Bob Pelkey asked if there was anything that separates the display area from the parking lots. Mr. Schultz stated that right now there is not.

Mr. Reinschmidt asked if it will be marked. Mr. Schultz said he will be marking the display area to start but no curbing.

Jack Barton stated that the customer parking will need to be marked out and if the parking lot is gravel, this will be hard to maintain. A discussion followed on this.

Jack Barton stated that he spoke with the Fire Marshal this morning and the following comments were discussed:

- handicap parking space needs to show hatched area of 5 feet. Mr. Schultz stated that he will add that to the plans and put it closest to the building.

- The plans show the entrance to the building, is the entrance door accurate on the plans? Mr. Schultz stated that it was, he has gone out and measured.

- the fire lane signs need to be no more than 40 feet apart per code. And asked if a fire lane sign can be placed on a post in the parking area. A small discussion followed on where to place and Mr. Schultz said that can be done.

- signage for the handicap parking space need to be added. Mr. Schultz stated no problem.

Chairman Ferguson reviewed the Monroe County Department of Planning and Development letter dated July 2, 2013.

Chairman Ferguson reviewed with Mr. Schultz what needs to be added to the plans:

- Handicap signage and 5 feet of hatching
- fire lane signs
- additional fire lane sign to maintain 40 feet space distance
- a note stating that parking lot striping needs to be maintained.

A motion was made by Steve Aprilano and seconded by Bob Pelkey to grant final approval contingent upon all the comments and concerns of the Fire Marshal be addressed and the Fire Marshal signs off on the plans, the hatching of the handicap parking spot be done, fire lane signs be added to maintain the 40 feet distance as required by Code and a note that striping be maintained for parking

5270 Ridge Road West Continued:

spaces. Motion carried unanimously 4-0 (Mark Acker absent).

5064 Ridge Road West

Jack Barton passed out the Fire Marshal's comments dated July 2, 2013.

Mr. Barton stated that Building Department employees were out at the site today for an inspection. The Zoning Board of Appeals has granted a Special Use Permit for this site. The permit allows up to 71 display spaces with 13 customer/employee parking spaces. A condition of the permit is that no cars are parked with the right-of-way.

Mr. Barton stated that the Town Board had approved the public hydrant district for the property.

Mr. Barton passed out a copy of the letter he sent to Mr. Ricotta on July 23, 2013. Mr. Barton stated that the Fire Marshal and Code Enforcement Officer after looking at the site found a couple issues that need to be addressed prior to the special permit being issued.

On the original plans there was 13 parking spaces for customer/employee parking spaces in front of the storage building, now there are 9. Mr. Barton questioned where the applicant will be coming up with the other 4 spaces. A discussion followed on this.

Steve Aprilano stated that the front parking space on the plans show that they are in the right-of-way. Mr. Ricotta stated that these spaces have been moved back out of the right-of-way. This was confirmed when site was inspected.

Mr. Barton stated that the Sunday hours of operation were modified.

Mr. Barton questioned the placement of the floor drains in the building. The plans show the drains to be in the north end of the building which is the opposite side from the doors. Floors are normally sloped toward the doors. Mr. Ricotta stated that the floor is pretty level, that is why he went with the trench drains.

Mr. Barton reviewed with the Board that when the Building Department goes out to do inspections they look to the approved plans and look to make sure that all approved items have been installed. They do not vary from the plans. The plans show the floor drains at the north end of the building and typically the floor is slanted toward the doors. Mr. Ricotta stated that the floor is almost level and he had his engineer come out and look to find the best spot for drains. The engineer designed the drains at the north end. Mr. Barton stated that the locations will need to be verified.

5064 West Ridge Road Continued:

Mr. Barton stated that the plans show the 30 feet wide fire lane but does not show the required marking of fire lane. The signs need to be placed on the plans no more than 40 feet apart. A discussion followed on the placement of the signs.

Mr. Barton then stated that the plans do not show the dimensions for turnaround for emergency vehicles. The plans need to show distance from customer parking and front of building. Mr. Aprilano stated that he roughly scaled the distance and it seems to be 42 feet. Mr. Barton stated that this would also be considered a part of the fire lane for emergency vehicles and will require fire lane signs.

Mr. Barton stated that the plans do not show plumbing fixtures. Mr. Ricotta stated that no bathroom is planned they will be using existing bathroom on other side of building. Mr. Barton stated that that bathroom is for another business and believes that the Building Code requires this business to have its own restroom.

Mr. Barton then stated that the Board granted a conditional final approval last year and that the applicant still needed to complete those conditions.

Mr. Barton questioned where the additional 4 spots are going to be placed for the required customer/employee parking spaces. Mr. Ricotta stated the he could use the 4 spots by the back building. He pointed to the spots that he is referring to on the plans.

Mike Reinschmidt asked if there were 71 display spaces shown on the plans. He only counts 54. Mr. Ricotta stated that there are 54. Mr. Barton explained that the permit allows up to 71 display spaces with 13 customer/employee spaces. But the Board is approving the plans as presented. Chairman Ferguson reviewed with Mr. Ricotta that the Board will be approving the plans as presented. If Mr. Ricotta wants to expand the number of display space up to 71 he will need to come back before the Board for approval.

After reviewing the plans, the Board stated that they would like to see all the additions/corrections to the plans that they have talked about tonight, the hydrant still needs to be installed and the applicant still needs to submit the plans to convert the storage area into a repair facility.

The Board reviewed what needed to be completed:

1. Hydrant has to be installed.
2. Floor drain needs to be placed on the lower area of the floor.
3. The fire lane signs need to be placed on the plans.
4. Dimensions for the turnaround need to be placed on the plans.
5. The 54 display spaces and 13 customer/employee spaces need to be labeled on the plans.

6. Plans for construction/renovation need to approved by the building department.

Jack Barton passed out a copy of a letter he sent to Mr. Ricotta in November of 2012 which set out the conditions of the original approval.

A discussion was held on how to proceed.

A motion was made by Bob Pelkey and seconded by Steve Aprilano to table this application until the next meeting. Motion carried unanimously 4-0 (Mark Acker absent).

Jack Barton asked if the applicant could move forward with installing the hydrant. The Board stated that he could.

A discussion followed on what needed to be completed and how the floor drain slope should be determined.

A discussion followed on final approvals.

A motion was made by Steve Aprilano and seconded by Mike Reinschmidt to approve the July 15, 2013 meeting minutes as presented. Motion carried unanimously 4-0 (Mark Acker absent).

Jack Barton reviewed with the Board the Development Regulations and all agreed that they would finish review at next meeting.

There being no further business, a motion was made by Mike Reinschmidt and seconded by Bob Pelkey to end the meeting at 8:05 pm. Motion carried unanimously 4-0 (Mark Acker absent).

Respectfully submitted,

Maureen L. Werner,
Recording Secretary