	Town of Parma
	Planning Board Meeting Minutes
	August 7, 2023
Members Present:	Chairman: Tod Ferguson
	Executive Secretary: Luke McGrath
	Daryl Maslanka
	Ray Wenzel
	Mark Acker-Town Board Liaison
Members absent:	Jack Wade
	Mike Reinschmidt
	Nick Lukomskly

Public Present: Kris Schultz, Susan Yolevich, Dick Yolevich, Tim Jobes, Linda Judd, Aaron Camp, Julie Camp, George Heinrich, Karen Indovina, Joe Indovina, Tome Furtner, Louis Pappan, Matt Davis, Corrine Fracassi, Tyler Beehler, Cindy Lupinetti, Rick Lupinetti, Lynn Adams, Al Larue, Ian Kuchman, Christine Montz, Randy Montz, Annie Cialdella, Andrew Cialdella

Chairman Ferguson called the meeting to order at 7 p.m.

The meeting minutes from May 1, 2023, were presented to the Board. There were no changes or corrections needed. Ray Wenzel made a motion to approve the meeting minutes from May 1, 2023, as presented. Seconded by Daryl Maslanka. Motion carried 3-0 (Mike Reinschmidt and Jack Wade absent).

The meeting minutes from May 15, 2023, were presented to the Board. There were no changes or corrections needed. Daryl Maslanka made a motion to approve the meeting minutes from May 15, 2023, as presented. Seconded by Ray Wenzel. Motion carried 3-0 (Mike Reinschmidt and Jack Wade absent).

The meeting minutes from June 5, 2023, were presented to the Board. There were no changes or corrections needed. Jack Wade made a motion to approve the meeting minutes from June 5, 2023, as presented. Seconded by Daryl Maslanka. Motion carried 3-0 (Mike Reinschmidt and Jack Wade absent).

NEW BUSINESS

Building Lot	split/merge	907 Burritt Road

Tyler Beehler presented to the Board the plans to purchase the remaining land behind Lot #4 of the Sleepy Hollow Subdivision. This would be splitting 5.84 acres from the 33.786 acres remaining. The Board reviewed the plans. They had no questions or concerns.

Ray Wenzel made a motion to split 5.84 acres from tax act #031.03-3-4.11 at 907 Burritt Road. Daryl Maslanka seconded the motion. Motion carried unanimously 3-0 (Mike Reinschmidt and Jack Wade absent).

Town of Parma Planning Board	-2-	August 7, 2023
Commercial Site Plan	split/merge	1024-1026 Hilton Parma Corners Road

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 an 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 filed 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 lite 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:

- 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?

- a. Chairman Ferguson stated that the Board would investigate the feasibility and who can ask for it to be bone.
- 4. Outside sales meaning propane tanks and ice machines. Will they be allowed to be outside of the store?
 - a. Chairman Ferguson advised that this property is zoned general commercial. Therefore, there can be no outside sales.
- 5. Design of the building. Concern that it will not fit in with the other buildings in the Town and village.
 - a. The representatives from the Dollar General corporate office did present to the public and Board a rendering of the proposed building. It is not the usual metal building. It is more of a country store vision. It has a cupola on the top of the store, picket type fencing along the front of the store, columns in the front as well. They will try keep the colors of the building aesthetically appropriate to the area.

There was a lot of discussion back and forth between the public and the presenters of the plans. The Board listened to all the concerns. They did request that the plans show the buffering design on them before they are sent out for comments.

Chairman Ferguson educated the Public on the process going forward. Their designs will be brought back to the Board with the requested information on them. Once the Board is satisfied with the designs, the plans will be sent out for comments from the appropriate County and State departments. Once the comments have been received and the plans have been updated to reflect the comments, there will be a Public Hearing scheduled. At that time the public is more than welcome to return to share their concerns and comments. If there are questions in the meantime, please contact the Town of Parma Building Department and/or Kris Schultz, who is the plan designer.

There being no further business to discuss regarding this project, **Ray Wenzel made a motion to table the** commercial site plan for Dollar General Store at 1024-26 Hilton Parma Corners Road until further information is received and plans have been updated. Seconded by Daryl Maslanka. Motion carried unanimously 3-0 (Mike Reinschmidt and Jake Wade absent).

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Al Larue presented to the Board a conceptual commercial site plan at 4768 Ridge Road West. This is at the northwest corner of Dean Road and Ridge Road. The proposed business use will be used as contractor storge and shop facilities. The building will cover an area of 22, 537 sq ft. There is an existing home with a leach field on the property. There are no plans to demolish this presently. The proposed building will be rented to contractors to be able to store their equipment and have a small office. 11 bays with overhead doors on each bay, which will be located at the back of the building.

There will be windows on the front of the building only. Within the bays there will be a small bathroom and office area as well as a center drain. There will be a 1000-gallon oil and water separator. The plan is to put in a new septic system. In terms of drainage, there are 12" culverts under the driveways on Dean Road, the drainage will be moved to the west using a berm along the northern line. The existing trees are to remain.

There was discussion about if this was going to be used as mixed purpose business. The Board felt that it was not.

The Board asked if there would be vehicles parked outside of the building? Al's response was no.

The Board had questions on the drainage plans. All stated that there will be a low slope to the back of the property which will allow the water to slowly drain. There will also be a grassy swale on the south side of the property. This should allow the water to be routed back to its pre-existing route down Dean Road. They will plan

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 on 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