TOWN OF PARMA PLANNING BOARD JUNE 19, 2006

Members Present: Chairman Ed Fuierer

Executive Secretary Jack Barton

Rick Holden Tod Ferguson Bob Pelkey

Member Absent: Tim Harner

Public present: Deborah DiCesare, Brian Donald (Passero Assoc.) and Charlie Lissow.

Meeting started: 7:04 pm

NEW BUSINESS

JRD Service, Inc. 4992 Ridge Road West Site Plan

Jack Barton stated that the Zoning Board of Appeals had seen this application 2 months ago. That site is zoned General Commercial but the owners are conducting Highway Commercial activity on the site. The Zoning Board of Appeals approved a Use Variance for the site for the selling of 6 cars. That the owner, Deborah DiCesare, was present and had survey maps for the Board to review. The Board needs to decided if the information that Ms. DiCesare has for them tonight is enough information for them to make a decision or if they feel that they need to send the plans out to the referral agencies for their comments and concerns.

Ms. DiCesare stated that the plans show the property as it stands today, the existing lighting is shown on the survey also. That there are no proposed changes to the property except for the addition of 6 "spaces" for the sale of used cars. There is a repair shop in the back of the property, where they will continue to do repair work and their hours of operation will not be changed. They have had several customers inquire if they had any used vehicles for sale and they felt that adding spots for the sale of the vehicles would improve their business.

Ms. DiCesare stated that everything is existing that they are not adding anything to the site, the parking lot is already existing, they are just putting 6 "spaces" for car sales on the existing parking lot. They have also added a designated handicap parking spot to the existing parking lot. Ms. DiCesare stated that they are not changing anything on the site, they are now just selling cars on site and using the existing lot to do so.

Rick Holden stated that he felt that the Board had already reviewed the property thoroughly when the Board was doing Conditional Use Permits and the previous owner was in for a Conditional Use Permit for the same activity that the present owners are doing. And that because no physical changes were being made to the property he did not feel that the referral agencies comments would be necessary.

A discussion followed on this.

Rick Holden asked if the Building Department had received any complaints about the property. Mr. Barton stated he had not.

Mr. Barton asked the Board if they felt the plans should be sent to the referral agencies for their review and comments or if they felt they had enough information.

JRD Service Inc. Continued:

Chairman Ed Fuierer and Rick Holden both stated that this is an existing site and that the owners are not changing anything on the property, they are just now selling cars. The Board agreed that they felt they had enough information as presented and that the plans did not need to be sent out to the referral agencies for their review.

A discussion was held on SEQR and it was determined that this action was an unlisted action and had no positive impact to the environment.

A motion was made by Tod Ferguson and seconded by Bob Pelkey to approve the site plans as presented to the Board at tonight meeting and to recognize the application as an Unlisted action under SEQR and to grant a negative declaration because no physical changes are being made to the property. Motion carried unanimously 4-0 (Tim Harner absent).

MISCELLANEOUS

1617 Manitou Road & 4664 Ridge Road West

Fill Permit Extension

Charlie Lissow stated that they really haven't been filling the site in the past three (3) months, that they were working on trying to finish up what was presently filled. They have been putting down seed, digging the swales and putting down mulch cover. Mr. Lissow stated that they have the 3 smaller ponds in and our now working on putting in the big pond. The big pond is staked and they are getting ready to start working on it. Mr. Lissow stated that Jack Barton had done a site visit this morning.

Mr. Barton stated that he had been at the site with Rich Tallman this morning. Mr. Barton explained to the Board what he saw had been down at the site and pointed out on the map what areas had been filled. Mr. Lissow stated that they have been filling in Phase three (3) of the plan because of the way the site drains and by doing this they have kept the water following instead of creating a problem with the drainage. Mr. Barton stated that he felt everything was going well at the site.

Mr. Lissow then stated that they have shut off the site to outside dumping at this time because they are getting ready to dig the big pond and he feels that they will get enough fill from the pond to complete the filling for Phase one (1) and two (2).

Mr. Lissow stated that he has only had one complaint from the people who own the property directly to the north of the driveway, there was a lot of dust that day and he had his crew go down and take care of it that same day.

Mr. Barton stated that he has received a few calls from citizens but they were just asking for information and that he has not had any recent complaints about the site.

Chairman Ed Fuierer asked if the buffer between the site and the existing homes was still in place. Mr. Lissow stated it was.

Chairman Ed Fuierer then asked Mr. Barton if the two fill permits were now on the same cycle as to time. Mr.

1617 Manitou Road & 4664 Ridge Road West continued:

Barton stated that they were.

After a small discussion a motion was made by Rick Holden and seconded by Tod Ferguson to extend the fill permits for an additional 90 days. Motion carried unanimously 4-0 (Tim Harner absent).

CONTINUING BUSINESS

Country Village Estates Subdivision Section 2B 15 Lots

Brian Donald presented to the Board revised plans signed by the following agencies:

- 1. Larsens Engineers, dated 6/15/2006
- 2. Monroe County Health Department, dated 6/19/2006
- 3. Monroe County Water Authority, dated 6/15/2006
- 4. Monroe County Pure Waters, dated 6/15/2006

Mr. Barton stated that the Town Board has approved the Letter of Credit but it has not yet been posted so the approval, if granted, will have to be conditioned upon the Letter of Credit being posted. A discussion was held on the Letter of Credit and it's amount.

Mr. Barton asked Mr. Donald if he had prepared the legal descriptions for the road and easements for this section, he would like to have them submitted to the Town so that they can be reviewed before it is time to take the dedication of the road and easements. Mr. Donald stated that they were not yet completed but he would get them done and submit them to the Town for their review.

A motion was made by Tod Ferguson and seconded by Bob Pelkey to grant Final Approval for this section upon the condition that the Letter of Credit is posted. Motion carried unanimously 4-0 (Tim Harner absent).

A motion was made by Rick Holden and seconded by Bob Pelkey to accept the minutes of the June 1, 2006 meeting as presented. Motion carried unanimously 3-0 (Tim Harner absent and Tod Ferguson absent from June 1, 2006 meeting).

Jack Barton reviewed with the Board that he has a meeting with members of the Fire Departments that serve the Town of Parma on Thursday to talk about what proposed changes they would like to see in the requirements for new driveways and dry hydrants and that he should have a recap for the Board at the next meeting.

Mr. Barton then passed out a copy of a "FOIL" letter from Joseph Ritter, dated 6/10/2006, requesting information regarding Fairfield Place and the proposed Soccer Complex. Mr. Barton asked each Board member to review the letter and if they had any information that was requested in the letter either with them or at home to bring it to the Town so they could get it to Mr. Ritter but if they did not have any information to state so at the bottom of their copy and to sign and date the copy.

Acting Town Clerk, Donna Curry, stopped by the meeting to introduce herself to the Board and to meet the Board members. Mr. Barton stated that Carol Kluth had retired at the beginning of June and Ms. Curry has been appointed as the Acting Town Clerk and that she would be on the ballot in the fall running for Town Clerk.

Jack Barton stated that the Letter of Credit had been established for the Salmon Creek Estate subdivision and asked that Chairman Ed Fuierer sign the plans. Chairman Ed Fuierer signed the plans.

There being no further business, a motion was made by Tod Ferguson and seconded by Bob Pelkey to end the meeting at 7:54 pm. Motion carried unanimously 4-0 (Tim Harner absent).

Respectfully submitted,

Maureen L. Werner Recording Secretary