

Town of Parma  
Planning Board Minutes  
July 21 , 2014

Members Present: Steve Aprilano, Acting Chairman; Mike Reinschmidt; Bob Pelkey; Dennis Scibetta,  
Executive Secretary

Members Absent: Tod Ferguson, Mark Acker

Public Present: Mindy Zoghlin, Doug and Judy Webster, Tina Brown

Call to order: The meeting was called to order at 7:14 pm by Acting Chairman, Steve Aprilano

**OLD BUSINESS**

1560 Hilton Parma Corner Road

Lot #1 Conceptual Plans

The Board reviewed the conceptual plans, but as there was no engineer present to discuss the plans, no decision was able to be made.

The Board did have questions on distance of home from a fire hydrant and where the water main is located as these are not detailed on the plans. Also because of the setback on the house from the road, per the plans of 1330 feet, the Board is requesting comments from the Fire Marshal. Per the plans the PERKS appear to be within limits. The Board also would like to see the site distance noted from the proposed driveway to the entrance of West Creek Drive.

Dennis Scibetta informed the Board that in terms of the SEQR form, the project is considered unlisted.

A motion was made by **Mike Reinschmidt to table the motion, seconded by Bob Pelkey. The motion passed unanimously (3-0). (Tod Ferguson and Mark Acker absent).**

5247 West Ridge Road

Rezoning Application

Mindy Zoghlin presented to the Board the application to rezone this property from General Commercial to Highway Commercial. Mindy stated to the Board the following comments:

There are business adjacent to this property which are already zoned Highway Commercial, i.e. Kwik Fill gas station, immediately next to the property, Via Auto Sales, B-D Auto Sales, immediately across from the property.

The speed limit in that section of Ridge Road West is 55 MPH.

The building is built with 2B construction, has a fire suppression system and there would be no changes made to the current structure of the site, which complies with Town Code setbacks for general as well as highway commercial zoning.

The current tenant, Country Max, was given a special permit to use outdoor displays.

She also cited page 50 from the 1998 Town Master plan, in regards to infill development in this area, in her application, as it is felt by the applicants that this is consistent with what the plan laid out.

Dennis Scibetta did advise the Board that the owner of Adrenaline Sports has complied with the restrictions of the original application by removing all vehicles, parts, and tools to work on vehicles from the site. Dennis stated that

the Town did receive a letter from Bernard Scoppo, the owner, stating that he understood the restrictions of the original application at this time.

Presently there are no comments available from Monroe County in regards to this application. The Board felt that without the full Board available for discussion, the lack of Monroe County Comments, as well as the Board not having had time to review the cited 1998 Master Plan, that it would be best to table the motion until the next meeting.

The Board also had concerns, as to what the future plans for the business would be in regards to fixing any type of vehicles and the need to bring the property up to code if this indeed was in the plans.

There was some concern as to the timing of the next meeting and the ability to be able to send out the legal notices for Zoning Board to be able to review the plans. The next Planning Board meeting is scheduled for 8/7/14, and it was felt that this would give the Town enough time to send the notices out for the September meeting of the Zoning Board.

Mindy stated she would send PDF files of the application with the Master Plan citations to Dennis who would then send them out to the absent members. Dennis also told the members as soon as he got the Monroe County comments he would send those to all the members as well.

**A motion was made by Bob Pelkey to table the motion until the next meeting due to all members not being present and needing time to review the application and Town Master plan further. The motion was seconded by Mike Reinschmidt. The motion passed unanimously (3-0, Tod Ferguson and Mark Acker absent).**

## MINUTES

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As there were only 2 members present at this meeting, who were at the last meeting, **a motion was made by Mike Reinschmidt to table the approval of the minutes from the 7/3/14 meeting until the next meeting. Motion passed unanimously (3-0, Tod Ferguson and Mark Acker absent).**

There being no further business to discuss, the meeting was adjourned at 7:50 p.m. by Acting Chairman Steve Apriliano.

Respectfully submitted

Diane Brisson for

Maureen Werner

Recording Secretary

Town of Parma Planning board