Town of Parma Planning Board July 16, 2018

Members Present:

Acting Chairman:

Mike Reinschmidt

Executive secretary:

Dennis Scibetta

Mark Acker

Mike Ingham Tod Ferguson Bob Pelkey

Members Absent:

Meeting called to order at 7 p.m. by acting Chairman, Mike Reinschmidt.

The minutes from the 6/18/18 meeting, were tabled for approval as the members that were present at that meeting were absent for this meeting.

CONTINUING BUSINESS

Commercial Site Plan Auto Outlet 5497 West Ridge Road

Acting Chairman Mike Reinschmidt read the Monroe County comments, and Chatfield's comments.

Mark Acker asked Mr. LaRue from McMahon LaRue associates if there will be a new sign to be placed by the road?

Mr. LaRue stated that there will be no new signs. He also advised the Board that the plans have been sent to New York State Dept of Transportation.

The Board reviewed the comments noted on Chatfield's letter, and noted that they had all been added to the plans as presented at this time.

Mike Ingham asked about the bioretention material that the plans called for, asking if it will need to be replaced at any time.

Mr. LaRue stated that it is a "green" material that will not need to be replaced.

Mark Acker questioned the Stop sign detail on page 5 of the plans, asking what the meaning was.

Mr. LaRue stated that he believed it was a standard New York State Dept of Transportation requirement, but he will check into this and get a final answer for the Board.

There being no further questions or comments, a motion was made by Mike Ingham to grant preliminary approval to the commercial site plan for 5497 West Ridge Road, Auto Outlet. Motion seconded by Mark Acker. Motion carried unanimously 3-0 (Tod Ferguson, Bob Pelkey absent).

NEW BUSINESS

Commercial Site Plan

Summit View Auto

4645 Ridge Road West

The owner of Summit View Auto presented to the Board, conceptual plans for a new building on this site. The purpose of the building will be to detail cars inside, especially during inclement weather. This will be a post frame style building, 12 feet high, 30 x 40 feet in size. It will be built in the same style as the existing buildings on the site. This will not be used for mechanical repairs of vehicles, but will have a water controlled sanitation system (Kissner system). This will be a septic system only.

Mike Ingham asked if they will be using the existing tank?

The owner replied that they would be, stating again there will be no vehicle repairs being done.

Mike Reinschmidt asked Dennis Scibetta if there were any issues from the Town?

Dennis stated that at this time there were none.

Mike Reinschmidt asked about heating for the building.

The owner stated that it would be a radiant overhead heating system. He stated that they had spoken with RG&E, who told him that the existing services at the site would be able to handle the additional system.

There being no further questions or concerns, the Board told the owner to proceed with the process of getting architectural drawings, plans with all the required elements on them to be brought back to go through the process for approval.

Commercial Site Plan

Bottle and Can Return

4742 Ridge Road West

The owner of this property presented to the Board a proposed plan to open a Bottle and Can Return center at this empty commercial site. The business will be run by Upstate Bottle Return. This business currently has 7 sites in other towns in the area.

The owner stated that no major structural changes will be made to the existing building. They will be updating and cleaning current building for aesthetic and ability to conduct business purposes.

Mike Ingham asked about traffic flow, anticipate any changes?

The owner stated that there should be no issues with increased traffic flow. They will not be making any changes to the current existing parking facilities other than cleaning them up. They estimate the time a customer would spend parking and in the facility will be less than 10 minutes.

Mike Reinschmidt asked about hours of operation and number of employees?

The representative from Upstate Bottle Return stated that the planned hours of business are 10 am to 6 pm Monday through Saturday. He anticipates no more than 3 employees per shift.

Mike also asked about how they planned to remove the returns from the inside of the building?

The Upstate Bottle Return representative stated that they would have a side entrance with a loading dock area where a tractor trailer would be able to pull in, the bottles would be loaded on this and removed. The empties will be stored inside the building until they are picked up. He stated that the empties are generally picked up on a weekly basis, but can be picked up more often if they find it is necessary to do so.

Dennis Scibetta advised the owner and representative that if they were going to use signs on the building they will need to fill out an application with the details of the signs.

Dennis also asked them to send a proposed business plan, that they have for one of the other stores that they currently are running.

There being no further questions or concerns, the Board told the owner to proceed with the process of getting architectural drawings, plans with all the required elements on them to go through the process for approval.

Commercial site plan

Peck Collision

5408 West Ridge Road

Dennis Scibetta reviewed with the Board plans for the owner of Peck Collision to add an additional storage building on this property. They have an application to be reviewed by the Zoning Board on 7/19/18. The proposed use for the building will be store vehicles inside, which will help to clean up the looks of the property.

Mike Reinschmidt asked if it would be a metal building like the existing buildings and if there would be utilities?

Dennis stated the building would be in keeping with the existing buildings. He is not sure about power or other utilities. He did state that it will not be insulated, and proposed as a storage shed and nothing more.

CONTINUING BUSINESS

Property split/merge

2 lots

4704 West Ridge Road

The Board reviewed plans presented to split off a 2 acre lot from Braemar Country Club, which will be fronted on Dean Road.

Dennis told the Board, that Kathy Feist will be purchasing this lot which should eventually be merged with her son's property which adjoins the land on Dean Road. He said this lot will not be developed or used as a building lot. As it stands now this site is not up to code.

Mark Acker asked if this would be a new tax account number?

Dennis replied it would be.

There being no further questions or comments, a motion was made by Mark Acker to approve the split of a 2 acre plot from tax Account # 057.04-2-27.11 to become a new tax account lot that will not be allowed to be developed. Motion seconded by Mike Ingham. Motion carried unanimously 3-0 (Tod Ferguson and Bob Pelkey absent).

MISCELLANEOUS

Commercial Site

5107 West Ridge Road

The owner of this property brought concerns to the Board about the run off from the Dollar General business onto his property. He is considering putting a business on this site, but is concerned because Doan has run off piping that goes onto his property making the majority of the land extremely wet. He has had engineers look at his land and has been told as it stands right now with the run off from Dollar General it is too wet to propose any type of building or business on it. He is asking the Board to look into this situation.

Dennis stated that he had been looking into the Boards approvals of the Dollar General plans but was not able to find anything in regards to the regulations for the storm water drainage plans. He will continue to look into this and will do a site visit to assess the situation. He asked the Board members to do the same prior to the next meeting if they are able for further discussion on this complaint.

DOAN CHEVROLET: Dennis told the Board that he is also getting complaints from a neighbor of the business which is a private residence, that there is not enough of a buffer between the properties. The home owner feels that the customers and employees can basically look right into his home windows. This property is to the west of the business. He again asked the Board to do a site visit to review the situation for further discussion.

Mike Reinschmidt also questioned the temporary lot directly across the street from Doan. This was originally proposed as just that a temporary lot for new vehicles while the remodel of the business was occurring. The remodel has been done but the lot is still being used.

Dennis stated that he will review the minutes to see what the wording on the final approval for the Doan development was in regards to the temporary lot.

2 sets of plans that were previously given final approval were signed by acting Chairman, Mike Reinschmidt:

Blodgett subdivision/merge 110&112 Hill Road. RG&E Site update plans 833 Manitou Road.

There being no further business to discuss a motion was made by Mike Ingham to end the meeting at 7:50 pm. Seconded by Mark Acker. Motion carried unanimously 3-0 (Tod Ferguson and Bob Pelkey absent).

Respectfully submitted,

Diane Brisson Town of Parma Planning Board Recording Secretary