

# Town of Parma Planning Board

## March 5, 2015

Members present:

Chairman  
Acting Executive Secretary

Tod Ferguson  
Art Fritz  
Steve Aprilano  
Bob Pelkey  
Mark Acker  
Mike Reinschmidt

Public Present:

Edwin Monelli, Frank G., Martin Yesocitce, Lauren Yesocitce and  
Bill Johnson

Meeting started at 7:00 p.m.

### CONTINUING BUSINESS

5090 Ridge Road West    Reaction Team Training Facility    Commercial Site Plan

The applicants hired Maier Land Surveying to prepare a site plan and presented same to the Board.

The applicants stated that they performed a sound test on the site, by renting a sound meter and going to the site and shooting while someone was on Rt. 259 and on Ridge Road in front of the site and recorded the sounds on the meter.

The applicants stated that the berm is being purposed to be 20 feet high and 50 feet long with 5 foot “flaps” on each side, forming the berm to look like. They stated that they have found no requirements for construction of the berm. They have modeled the berm after the NRA’s recommendations. The berm will have a core, they are planning to use tree trunks at the present time.

The NRA also recommended that they add a “visor” on the proposed “shooting shed” to eliminate noise, which is what they are planning on doing.

The applicants explained the sound test that they conducted. The Board asked that the have the surveyor put the findings of the sound test on the map, to showing what the sound decibels are at Rt. 259 and Ridge Road. The applicants stated that there were no leaves on the trees, no fencing and no berm during this test, so it was the worst case scenario.

9050 West Ridge Road continued:

The applicants stated that they have spoken with the neighbors to the west and they have concerns with the fact that he hunts on his property and was concerned with his safety when he is out hunting, that he has grandchildren, and questioned if there would be fencing and signage.

Chairman Ferguson asked if the applicants had the recommendation from the NRA and if so he would like to see them placed on the plans. The dimension of the berm needs to be placed on the plans also.

The applicants stated that there will be no more than 5 to 7 “booths” in the shooting shed. They stated that it was easier to manage 5 students at a time.

The Board asked that the applicants ask the surveyor to place a blow up picture of the actual shooting range on the plans, showing all the dimension of the berm, shooting shed and distances shed to berm.

A discussion was held on what type of planting will be done to stabilize the berm, it will also have to be shown on the plans what will be used.

Chairman Ferguson asked if a gate is being proposed across the entrance and if so it will need to be shown on the plans.

Art Fritz stated that Rich Maier has started the short form SEQR for the application.

The Board asked that the applicants “clean up” the plans as set out above. They would also like to see the plans for environmental cleanup added to the plans.

Chairman Ferguson asked if the applicants were planning on having lights at the site. They stated no.

The Board also stated that if the applicants are planning on having a sign on site that will also need to be on the plans.

The Board agreed conceptually with the plans. A discussion was held on how the process proceeds from here.

5247 Ridge Road WestConceptual New Business

Martin Yesocitce and Lauren Yesocitce explained to the Board their backgrounds and the business that they have been running for the past 10 plus years at their home in Spencerport. The applicants breed ACK registered labs and have a registered licensed dog day care and own 17 licensed pure breed labs.

5247 Ridge Road West continued:

The applicants are planning on taking 12500 sq. ft. of the existing site and putting in a dog day care, small retail area and kennel area. The applicants explained that they have visited other facilities and will be modeling this facility after those. To date they have not had any complaints from the Town of Ogden, the town has continued to renew their license every time it comes up for renewal. The applicants have stated that they have paired with a Licensed Vet who will have a Vet clinic at the site.

The applicants explained that they will be putting down a rubberized floor, purchasing top of the line 5'x10' kennels, that the owner has placed strict limitations on odor in the lease and they have purchased an insurance policy with \$1m/\$2m liabilities.

The applicants reviewed the requirements to boarder dogs, there are no neighbors so there should be no issue with barking, they have a contract with Waste Management to pick up the waste, that they follow the state guidelines and explained the procedures they follow.

Chairman Ferguson asked if they had gotten a letter of intention from the Vet. The applicants stated that they did not but they will have one within a week.

A discussion followed on the Town's zoning requirement for a kennel within a commercial district.

A lengthy discussion followed on the Vet and the requirements under Town zoning.

Mr. Reinschmidt asked about the outside play areas. The applicants stated that there will be three separate areas.

Mr. Aprilano asked how many employees will be on site at a time. The applicants stated that will be determined by how busy they are.

Chairman Ferguson asked if the animals will be in then buildings between 9 pm and 7 am, the applicants stated yes.

The owner of building was present and asked if he could start working on the building, as soon as a building permit was issued, prior to Planning Board approval. The applicants would like to be open by April 15, 2015. The Board agreed but are looking for the letter of intent from the Vet before they can make a determination.

MISCELLANEOUS

Randolph Site Plan 1516 Clarkson Parma Town Line Road  
Art Fritz gave Chairman Ferguson a letter from the owner of the property asking that the Board update the final approval granted for the site plan on 2/21/2005 for an additional two years.

Randolph Site plan continued:

Monroe County Health Department has already granted a two year extension of their approval.

Chairman Ferguson requested that the Building Department remind the owners that they must get an updated approval from the Water Department also.

Chairman Ferguson asked if there are any changes. Art Fritz stated none.

Steve Aprilano make a motion to update the approval for an additional two years, the motion was seconded by Mike Reinschmidt. Motion carried unanimously 5-0.

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*There being no further business, a motion was made by Mark Acker and seconded by Bob Pelkey to end the meeting at 8:17 pm. Motion carried unanimously 5-0.*

Respectfully submitted,

***Maureen L. Werner***

Maureen L. Werner,  
Recording Secretary