

**WAYNE COUNTY PLANNING BOARD**

**MINUTES**

June 24, 2015

Chairman, Dave Broach called the June meeting of the Wayne County Planning Board to order at 7:02 p.m. in the Wayne County Courthouse in Lyons, New York.

Board Present: Ronald Baker, David Broach, Steve Buisch, Robert Burns, Steve Guthrie, Matt Krolak, Larry Lockwood, Robert Peters, Larry Ruth, Ron Thorn

Staff: Bret DeRoo

**MAY 2015 MINUTES**

**Action** – Approve

**Motion** – Mr. Ruth

**Second** – Mr. Guthrie

**Abstention** –

**Motion carried**

**ZONING AND SUBDIVISION REFERRALS**

**The Terrace at Newark, 208 Route 88 South, T. Arcadia**

Special Permit / Final Site Plan, Tax Map Ref. No. 68110-18-420059

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Addition to existing Senior Living Center

**Action** – Approve with comments

**Motion** – Mr. Guthrie

**Second** – Mr. Ruth

**Opposed** –

**Abstention** –

**Motion carried**

**Comments:**

- 1) consideration should be given to developing a service road that encompasses the entire building (the service road could also be used to provide a place for residents to walk and possibly emergency service vehicle use?),
- 2) an alternative (2<sup>nd</sup>) access should be considered and provided if necessary, specifically for an emergency service need or situation (e.g. access to Silver Hill Road?),
- 3) the building/ site should be developed and maintained in an aesthetically pleasing manner (from all directions) through use of items such as building design/materials, fencing, landscaping etc., particularly given that the site is visible from highly traveled NYS Rt. 88 (“gateway” to the town and county),
- 4) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed development remain compatible with surrounding land uses (e.g. mitigate visual and noise impacts, particularly as they relate to adjacent residential uses),
- 5) the sewage treatment system must meet local and NYS Department of Environmental Conservation regulations,
- 6) stormwater and erosion and sediment control management plans must meet applicable regulations and
- 7) future plans (if any) for the total acreage should be considered.

**AT&T, 229 West Union Street, V. Newark**

Preliminary/Final Site Plan, Tax Map Ref. No. 68111-17-245050

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1,600 sq. ft. building

**Action** – Approve with comments

**Motion** – Mr. Krolak

**Second** – Mr. Guthrie

**Opposed** –

**Abstention** –

**Motion carried**

**Comments:**

- 1) the building/site should be developed and maintained in an aesthetically pleasing manner (from all directions) through use of items such as building design/materials, fencing, landscaping etc., particularly given that the site is visible from the highly traveled Union Street (NYS Rt. 31/ NYS Canal Corridor). The applicant will likely have building/site design options available that meet the character the Village desires. The Board recommended that “Preparing Village Main Streets for Planning-Newark, NY” (prepared by the Genesee Finger Lakes Regional Planning Council, June 2007) should be used as a reference document for design alternatives,
- 2) any/all necessary NYS Department of Transportation permits/approvals must be obtained (e.g. driveway permit),
- 3) stormwater management and erosion and sediment control plans should be in place,
- 4) proposed signage should be in character with signs that have been approved for other commercial uses in the Village (e.g. McDonald’s, Walgreens, etc.) and
- 5) the property owner/s should be aware that portions of the parcel may contain (or be near) National wetland area and any planning/development should be done in accordance with applicable regulations.

**Altra Rental and Supply, 2127 Route 104, T. Ontario**

Preliminary / Final Site Plan, Tax Map Ref. No. 63117-10-492716

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Approx. 10,500 sq. ft. addition to existing business.

**Action** – Approve with comments

**Motion** – Mr. Ruth

**Second** – Mr. Burns

**Opposed** –

**Abstention** –

**Motion carried**

**Comments:**

- 1) the parcel appears to contain FEMA flood zone area and all planning/development should be done in accordance with applicable regulations,
- 2) on-site traffic circulation and how it relates to items such as proposed parking areas, building location, equipment display area, etc. should be determined/delineated,
- 3) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations and nothing should be parked or displayed in an area that will hinder sight distance,
- 4) emergency service vehicle access should be provided for,
- 5) development should be done in a manner that helps it remain compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, fencing, berms, landscaping, etc., particularly given that the parcel is located on the highly traveled NYS Rt. 104,
- 6) “operational noises” should be mitigated (i.e. noise generated by business activity should not impact surrounding uses),
- 7) outside storage should be limited (e.g. equipment in disrepair should not be permitted to accumulate),
- 8) any /all hazardous/toxic materials must be properly stored, handled and disposed of,

- 9) any/all necessary local and state (e.g. NYS Department of Environmental Conservation) approvals/permits/recommendations must be followed/obtained and
- 10) the proposed building must meet applicable NYS Uniform Fire Prevention and Building Codes.

**Jeff Stuck / Mackquinle Farms, 5630 Norris Road, T. Huron**

Area Variance, Tax Map Ref. No. 72116-00-717863

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Construction of farm stand.

**Action** – Disapprove with comments

**Motion** – Mr. Ruth

**Second** – Mr. Guthrie

**Opposed** –

**Abstention** – Mr. Lockwood

**Motion carried**

**Comments:**

The Board was not necessarily opposed to the proposed use, but they did have questions regarding the farm stand that remained unanswered as no one attended the meeting to represent the application. Details regarding the proposed farm stand such as months of operation (seasonal?), goods/items that will be sold, number of employees, anticipated number of customers, etc., as well as any future plans for the parcel and stand (if any) were unknown. In regard to traffic-related concerns, the Board did feel that safer access would be provided to the site if the existing driveway was moved further north of (away from) NYS Rt. 104 and the farm stand should be setback from NYS Rt. 104 as far as possible. Although variance applications are typically unique, the Board did question if approval of the area variance would begin to establish a “setback precedent” or meet the development characteristics the Town plans in the A5A zone or along the NYS Rt. 104 corridor. They also had the following comments:

- 1) the hardship criteria that are required to grant the area variance must be substantiated at the local level,
- 2) consideration should be given to granting the minimum variance necessary, particularly given how close the proposed structure will be to NYS Rt. 104,
- 3) any/all applicable NYS Department of Transportation guidelines/regulations, particularly as they pertain to the NYS Rt. 104 right-of-way, should be followed,
- 4) future plans (if any) for the total acreage (e.g. future expansion of the proposed farm stand?) should be considered,
- 5) on-site traffic circulation and how it relates to items such as proposed parking area/s, building location, on-site farm operations, driveway location, proximity to NYS Rt. 104, etc. should be determined/delineated,
- 6) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 7) development should be done in a manner that helps it remain compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, fencing, berms, landscaping, etc., particularly given that the parcel is located on the highly traveled NYS Rt. 104 and near a residential use located on Norris Road,
- 8) any/all applicable NYS Department of Agriculture and Markets and NYS Department of Health (e.g. on-site septic system) guidelines/regulations should be followed and
- 9) the property owner/s should be aware that portions of the parcel may contain (or be near) National wetland area and NYSDEC wetland area as well as FEMA flood zone area and any planning/development should be done in accordance with applicable regulations.

**The following referrals were reviewed and determined to be of no intermunicipal or countywide impact:**

**Action** – Return these referrals to the towns/villages to be handled as local matters.

**Motion** – Mr. Buisch

**Second** – Mr. Thorn

**Opposed –**  
**Abstention –**  
**Motion carried**

**Kenneth & Susan Pulcini, Walworth Road, T. Macedon**

Preliminary / Final Subdivision Plan, Tax Map Ref. No. 63111-00-796899

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One lot subdivision

**Comments:**

- 1) the proposed lots should be configured with enough area to contain an existing and/or construct a new septic system that will meet NYS Department of Health regulations,
- 2) the proposed lots should be configured with enough area to contain an existing and/or construct a new driveway that will meet AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
- 3) a driveway permit should be obtained from the Wayne County Highway Department (Department of Public Works) should a driveway be proposed that provides access to Walworth Road,
- 4) future plans (if any) for the total acreage should be considered and
- 5) the property owner/s should be aware that portions of the “parent” and proposed parcel may contain (or be near) National wetland area and NYSDEC wetland area and any planning/development should be done in accordance with applicable regulations.

**Delperdange Site Plan, 2311 Lake Road, T. Ontario**

Preliminary/Final Site Plan, Tax Map Ref. No. 63119-15-718483

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Single family home

**Comments:**

- 1) the septic system must meet NYS Department of Health regulations,
- 2) the driveway should have sight distances available that meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 3) a driveway permit should be obtained from the Wayne County Highway Department (Department of Public Works) for the proposed driveway,
- 4) future plans (if any) for the total acreage should be considered and
- 5) the property owner/s should be aware that portions of the parcel may contain (or be near) National wetland area as well as FEMA flood zone area and any planning/development should be done in accordance with applicable regulations.

**Glenn & Nancy Friedler, 6788 Furnace Road, T. Ontario**

Preliminary / Final Subdivision Plan, Tax Map Ref. No. 63118-00-687286

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3 lot subdivision

**Comments:**

- 1) the proposed lots should be configured with enough area to contain an existing and/or construct a new septic system that will meet NYS Department of Health regulations,
- 2) the proposed lots should be configured with enough area to contain an existing and/or construct a new driveway that will meet AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
- 3) a driveway permit should be obtained from the Wayne County Highway Department (Department of Public Works) should a driveway be proposed that provides access to Furnace Road,
- 4) future plans (if any) for the total acreage should be considered and
- 5) the property owner/s should be aware that portions of the parcel may contain (or be near) National wetland area and NYSDEC wetland area as well as FEMA flood zone area and any planning/development should be done in accordance with applicable regulations.

**Comments:**

- 1) the proposed lots should be configured with enough area to contain an existing and/or construct a new septic system that will meet NYS Department of Health regulations,
- 2) the proposed lots should be configured with enough area to contain an existing and/or construct a new driveway that will meet AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
- 3) a driveway permit should be obtained from the Wayne County Highway Department (Department of Public Works) should a new driveway be proposed that provides access to North Creek Road and
- 4) future plans (if any) for the total acreage should be considered.

**Other Business:**

A motion was made by Mr. Baker to adjourn the meeting. Seconded by Mr. Burns

There being no further business, the meeting was adjourned at 8:05 PM.

Respectfully submitted,  
Tracy Lambie, Secretary