

## WAYNE COUNTY PLANNING BOARD

### MINUTES

January 26, 2011

Larry Ruth called the January meeting of the Wayne County Planning Board to order at 7:00 p.m. in the Court House in Lyons, New York.

**Present:** Steve Buisch, Nelson Cook, Monica Deyo, Steve Guthrie, Dave LeRoy, Larry Lockwood, Kevin Rooney, Larry Ruth, Jim Switzer, Ron Thorn, Roger VanDemortel, Ken VandeWalle

**Staff:** Bret DeRoo, Tracy Lambie

**Guests:** John Zornow, Mark Maher (Express Mart), Patrick Hyde (Express Mart), Mike Nelson (Village of Macedon), Anne Morrell (Express Mart), Dave Morrell (Express Mart), David Rasmussen (Express Mart), Betsy Brugg (Express Mart)

### OCTOBER 2010 MINUTES

**Action** – Approve

**Motion** – Mr. Switzer

**Second** – Mr. Guthrie

**Abstention** –

**Motion carried**

### 2011 OFFICERS

The following slate of officers was presented:

Chairman – Larry Lockwood

Vice Chairman – Steve Buisch

Secretary – Ron Thorn

Motion made by Mr. LeRoy that the nominations be closed and that the administrative secretary cast one ballot for each nomination. Seconded by Mr. Switzer. Motion Carried.

The meeting was then handed over to new Chairman, Larry Lockwood.

Mr. Switzer noted that Town of Savannah representative, Leroy Hollier has resigned and we thank him for his service. He also introduced Roger VanDemortel who has joined the Board representing the Town of Arcadia.

Mrs. Deyo presented a plaque to John Zornow in appreciation for his 6.5 years of service to the Wayne County Planning Board representing the Town of Arcadia.

### ZONING AND SUBDIVISION REFERRALS

#### **ReRob Express Mart with car wash, 123 Main Street, V. Macedon**

Prelim. / Final Site Plan, Tax Map Ref. No: 62111-08-953917

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**Action** – Return this referral to its respective town/village to be handled as a local matter with comments.

**Motion** – Mr. Ruth

**Second** – Mr. Switzer

**Abstention** – Mr. Cook

**Motion carried**

**Comments:**

- 1) should the NYS Department of Transportation approval process require a substantive change to the site plan, the plan should be resubmitted for review,
- 2) review of internal design elements should ensure that on-site congestion is minimized, with specific attention given to proposed parking areas and traffic circulation and
- 3) development should comply with the Macedon Fire Department Chief's request to relocate a fire hydrant as found in his letter to you dated January 26, 2011.

**Red Fox Circle West Extension, Whitney Road, T. Walworth**  
Final Site Plan/ Final Subdivision Plan

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**Action** – Denial with comments

**Motion** – Mr. Rooney

**Second** – Mrs. Deyo

**Abstention** – Mr. Ruth

**Motion carried**

**Comment:**

The Board felt that Red Fox Circle should be extended to the western-most lots (B and C) to provide suitable access and service to all four proposed lots. It was felt that Town and school equipment (i.e. snowplows and school buses) will more efficiently service the parcels when the road is extended and built to town design standards.

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

**Action** – Return these referrals to their respective town/village to be handled as local matters.

**Motion** – Mr. Switzer

**Second** – Mr. VandeWalle

**Abstention** –

**Motion carried**

**Post Subdivision, lot 1, 4815 Lincoln Road, T. Walworth**

Prelim. / Final Site Plan/ Prelim. / Final Subdivision Plan Tax Map Ref. No. 61115-00-735820

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**Comments:**

A permit for the new driveway should be obtained from the Wayne County Highway Department.

**Orr Subdivision, 6767 Stoney Lonesome Road, T. Williamson**

Prelim. / Final Subdivision Plan Tax Map Ref. No. 64118-00-651279

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**Comments:**

The board suggests that the Town consider future plans for the remainder of the land.

**Robert Palmiere, Route 31, V. Macedon**

Amend Map

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Incentive Zoning, parcel for billboard. Any/all applicable NYS Department of Transportation guidelines/regulations should be met. The Board wanted to ensure that the billboard is not a visual distraction for motor vehicle operators.

**Crosby Subdivision, lot1, 14336 Boynton Road, T. Walworth**

Prelim. / Final Site Plan/ Prelim. / Final Subdivision Plan Tax Map Ref. No. 64115-00-098222

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**Comments:**

The proposed lot 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.

**Bracy Mobile Home placement, 13669 State Route 370, T. Wolcott**

Special Use Permit, Tax Map Ref. No. 77117-00-889533

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**Comments:**

- 1) the improvements must meet Wolcott and NYS Uniform Fire Prevention and Building Codes,
- 2) the septic system/s must meet NYS Department of Health regulations and
- 3) the site should be developed in aesthetically pleasing manner (thorough use of building materials, landscaping, etc.) as the parcel is located on the Seaway Trail.

**Brongo Subdivision, section 2, 341 Whitney Road, T. Ontario**

Final Site Plan / Prelim. / Final Subdivision Plan Tax Map Ref. No. 61116-00-267898

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**Comments:**

- 1) the proposed lots should be configured so any future driveway/s will have sight distances that meet American Association of State Highway and Transportation Officials (AASHTO) recommendations,
- 2) the property owner/s should be aware that the parcel appears to contain national wetland area and
- 3) future plans for the remaining acreage should be considered.

**Sill Subdivision, Sill Road, V. Sodus Point**

Final Subdivision Plan Tax Map Ref. No. 78114-14-421508

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**Comments:**

- 1) development must meet FEMA regulations given that the proposed parcel contains FEMA flood zone area,
- 2) the proposed residence should not impede neighboring property owners' views of Sodus Bay and
- 3) future plans for the remaining acreage should be considered.

**Other Business:**

It was noted that Amy D'Angelo will be providing training again this year and the Board members have all received copies of the training opportunities.

There being no further business, the meeting was adjourned at 9:03 PM.

Respectfully submitted,

Tracy Lambie, Secretary