

WAYNE COUNTY PLANNING BOARD
MINUTES
February 24, 2010

Chairman Larry Ruth called the February 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, Monica Deyo, Steve Guthrie, Leroy Hollier, Dave Leroy, Larry Lockwood, Larry Ruth, Jim Switzer, Ron Thorn, Ken VandeWalle.

Staff: Bret DeRoo, Tracy Lambie

Guests: Jeff Montemorano (Montemorano Bros. Mine), Leon Gaklik (T. Savannah Planning Board), Lori Cleveland (Adirondack Mulch & Stone of Ontario), Doug Cleveland (Adirondack Mulch & Stone of Ontario), Mike Scarlett (Adirondack Mulch & Stone of Ontario)

MINUTES

Motion made by Mr. Switzer to approve the January 2010 minutes. Seconded by Mr. VandeWalle. Motion carried.

ZONING AND SUBDIVISION REFERRALS

Montemorano Bros. Gravel Pit, Wolcott Rd, T. Rose
Use Variance, Tax Map Ref. No: 74115-00-929297

Operational permit needed in RR

Action – Approve with Conditions

Motion – Mrs. Deyo

Second – Mr. Buisch

Abstention – Mr. Guthrie

Motion carried

Conditions:

- 1) there must be NYSDEC approval of the proposed modification and reclamation plan
- 2) absolutely everything possible should be done to keep petroleum and/or hazardous products from reaching the water table/supply (e.g. store equipment in a sheltered environment and on an impervious surface). The Town of Rose relies heavily on wells to provide municipal water.
- 3) operational noise and dust should be mitigated at all times (e.g. through use of berms that are high enough to block noise from residential neighbors)
- 4) truck traffic should be routed to have the least impact on residential areas
- 5) the Wayne County Highway Department should be contacted to obtain a driveway permit for any new haulage way and
- 6) the hardship criteria required to grant a use variance will need to be substantiated at the local level

Sherry Brooks Redemption Center 2, 4408 Route 31, T. Palmyra
Use Variance, Tax Map Ref. No: 66111-18-335091

Bottle/can redemption

Action – Approve with Conditions

Motion – Mr. Switzer

Second – Mrs. Deyo

Abstention –

Motion carried

Conditions:

- 1) the operation should be kept “low impact” (essentially indoor storage of equipment and **NO sales**) to ensure there is continued compatibility with the adjacent residential land uses,
- 2) if necessary, screening, such as fencing should be used to buffer the operation from neighbors
- 3) the site should be developed/maintained in an aesthetically pleasing manner (ie. through use of landscaping, architectural design, building materials, **NO outside storage** etc.) as it is sited on the highly traveled NYS Rt. 31 (Canal Corridor),
- 4) the septic system should be functional
- 5) hazardous/toxic materials should be properly disposed of and
- 6) the hardship criteria required to grant a use variance must be substantiated at the local level.

Adirondack Mulch & Stone of Ontario, 6341 Ontario Center Road, T. Ontario
Site Plan, Tax Map Ref. No: 62117-00-668755

Retail operation, sale of mulch, stone, etc.

Action – Approve with Conditions

Motion – Mr. Switzer

Second – Mr. VandeWalle

Abstention –

Motion carried

Conditions:

- 1) traffic should use the Ontario Center driveway rather than the Rt. 104 access,
- 2) security measures should be intact (i.e. the site should be lighted),
- 3) any proposed signage must meet Town Code and
- 4) the site should be developed in an aesthetically pleasing manner (through use of landscaping, maintenance, screening, etc.) as the parcel is located on the highly traveled NYS Rt. 104.

Redline Power Sports, 1744 NYS Route 104, T. Ontario
Special Permit, Tax Map Ref. No: 63117-09-003637

Retail sale and dismantling power sports

Action – Approve with Conditions

Motion – Mr. Switzer

Second – Mr. Hollier

Abstention –

Motion carried

Conditions:

- 1) all hazardous /toxic materials must be stored, handled and disposed of properly,
- 2) “power sport vehicles” should be clearly defined by the Town,
- 3) there should be no outside storage of parts, but outdoor display of power sport products is acceptable during normal business hours,
- 4) there should be no automobile sales
- 5) any proposed signage must meet Town Code and

- 6) the site should be developed in an aesthetically pleasing manner (through use of landscaping, maintenance, screening, etc.) as the parcel is located on the highly traveled NYS Rt. 104.

Rezoning, Green St., Rotterdam Rd, V. Sodus
Amend Map, Tax Map Ref. No: 69118-17-030164, -037149, -054160

Action – Denial
Motion – Mr. Switzer
Second – Mr. VandeWalle
Abstention – Mr. Leroy
Motion carried

Reason for denial – Comprehensive Plan has not been amended first. Rezoning appears to conflict with the “Future Land Use Map” that is found in the Village’s Comprehensive Plan.

Additional comments:

The Board is sympathetic to business. Our concern is if we allow to go through in one town, we will then need to be consistent.

Capezzuto Subdivision, Lake Road, V. Sodus Pt.
Prelim./Final Subdiv. Plan, Tax Map Ref. No: 71119-17-077228

Single family home.

Action – Approve with Comments
Motion – Mr. Guthrie
Second – Mr. Buisch
Opposed – Mr. Switzer
Abstention –
Motion carried

Comments:

Future development is questionable. In our views, these are not premium building locations and there will be issues to be addressed before they could be building properties.

Coldendee Subdivision, 8537, 8539 Greig St., V. Sodus Pt.
Special Permit, Tax Map Ref. No: 71119-19-500150

2 decks over water, one exceeding 8’ width.

Action – Approve with Conditions
Motion – Mr. Guthrie
Second – Mr. Switzer
Opposed – Mr. Hollier
Abstention –
Motion carried

Conditions:

- 1) local zoning should address issues of public right of way.
- 2) local zoning should address aquatic, waterfowl situations in area as the DEC would.
- 3) local zoning should consider the precedence being set

Local law #1-2000 modification, T. Wolcott

Amend text

Action – Approve with Conditions

Motion – Mr. Guthrie

Second – Mrs. Deyo

Abstention –

Motion carried

Conditions:

The Town attorney should review and approve the modification.

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

Motion carried

Robert Murphy, Wilkinson Road, T. Macedon
Prelim/Final Site Plan, Tax Map Ref. No: 31111-00-205105

Single family residence. The applicant should be aware that the National Wetland Inventory indicates there are 2 wetland areas on the parcel.

Gary Foley, 8&10 Bickford St., V. Macedon
Preliminary Subdiv. Plan, Tax Map Ref. No: 62111-08-775927, -780930

Deed 8x60 strip to 8 Bickford St.

Kristine Bohnke, 4 Jupiter Way, V. Macedon
Final Subdiv. Plan, Tax Map Ref. No: 62111-12-953697

Lot line adjustment

Jansen Site Plan, 7516 County Line Rd. T. Ontario
Final Site Plan, Tax Map Ref. No: 60119-00-948199

Single family residence.

Comments:

- 1) the proposed driveway must have American Association of State Highway and Transportation Officials (AASHTO) recommended sight distances and
- 2) a Wayne County Highway Dept. permit must be obtained for the driveway.

Other business:

Discussed new minute format.

Suggestions – take away “recommend” on action for January minutes, leave space for abstention.

There being no further business, the meeting was adjourned at 8:50 PM

Respectfully submitted,

Tracy Lambie, Secretary