

WAYNE COUNTY PLANNING BOARD

MINUTES

March 31, 2010

Chairman Larry Ruth called the March 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, Leroy Hollier, Dave LeRoy, Larry Lockwood, Kevin Rooney, Larry Ruth, Jim Switzer, Ron Thorn, Ken VandeWalle, John Zornow.

Staff: Bret DeRoo, Tracy Lambie

Guests: Jason Hagreen (Smiley's Auto Repair)

MINUTES

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

ZONING AND SUBDIVISION REFERRALS

Smiley's Auto Repair, 6341 Ontario Center Road, T. Ontario
Special Permit/Final Site, Tax Map Ref. No: 62117-00-668755

Use existing building for auto repair, no paint booth or retail sale of cars.

Action – Approve with Conditions

Motion – Mr. Switzer

Second – Mr. Zornow

Abstention –

Motion carried

Conditions:

- 1) toxic/hazardous materials should be properly stored, handled and disposed of,
- 2) **the ventilation system should be separate from the Pre-k facility (particularly if painting is proposed),
- 3) **the building must meet NYS Uniform Fire Prevention and Building Code,
- 4) outside storage of parts should be limited, particularly items in poor repair,
- 5) landscaping, property maintenance and screening should be encouraged to help make the site attractive from the highly traveled NYS RT 104,
- 6) security measures should be intact (i.e. the site should be lighted) and
- 7) any proposed signage must meet Town Code and should clearly direct traffic away from the Pre-K facility.

**Based on the number and types of businesses that occupy this site, it would be helpful to have a scaled site plan that illustrates building locations and floor plans, associated businesses and respective parking areas. This would help verify that all businesses are compatible.

Bart Maimone, Sr., 665 Route 31F, T. Macedon
Special Permit, Tax Map Ref. No: 61112-00-656849

Retail seafood operation

Action – Approve with Conditions

Motion – Mr. Zornow

Second – Mr. Cook

Abstention – Mr. Rooney

Motion carried

Conditions:

- 1) based on the unique mix of uses (auto repair and retail sales of seafood), all applicable NYS (NYS Department of Agriculture and Markets?) and local permits/licenses must be obtained to ensure there is proper compatibility (separation?) between the businesses,
- 2) **NYS Uniform Fire Prevention and Building Code must be met and
- 3) the driveway must be designed/maintained to allow the most efficient access possible. Vehicles should be able to safely access and leave the site to reduce the potential of negatively impacting traffic flow on NYS Rt. 31F.

Ontario Barn Vineyards, 513 Whitney Rd, T. Ontario

Special Permit/Final SiteTax Map Ref. No: 61116-00-460820

Farm winery, tourism, retail sales

Action – Approve with Conditions

Motion – Mr. Switzer

Second – Mr. Rooney

Abstention –

Motion carried

Conditions:

- 1) all applicable federal, NYS (NYS Department of Agriculture and Markets) and local permits/licenses must be obtained.

Choice One Refinishing, 1531 Route 104, T. Ontario

Special Permit, Tax Map Ref. No: 62117-11-715705

Repair/refinish autos, paint booth, no auto sales

Action – Approve with Conditions

Motion – Mr. Rooney

Second – Mr. Switzer

Abstention –

Motion carried

Conditions:

- 1) toxic/hazardous materials should be properly stored, handled and disposed of,
- 2) outside storage of parts should be limited, particularly items in poor repair,
- 3) landscaping, property maintenance and screening should be encouraged to help make the site attractive from the highly traveled NYS RT 104,
- 4) security measures should be intact (i.e. the site should be lighted) and
- 5) any proposed signage must meet Town Code.

Laura Bushey wind turbine, 1031 Whitney Rd., T. Ontario
Special Permit, Tax Map Ref. No: 62116-00-148875

Action – Approve with Conditions

Motion – Mr. Switzer

Second – Mr. Guthrie

Abstention –

Motion carried

Conditions:

- 1) the turbine should not generate noise at levels that would create a public nuisance,
- 2) the fall zone should be completely contained on the applicant's property (which it appears to be) and
- 3) security measures (anti-climb shield?) should be in place to discourage climbing on the support tubing.

Munson Shore Parkway, Munson Rd, T. Sodus
Prelim. Subdiv., Tax Map Ref. No: 68119-00-246788

Action – Approve with Comment

Motion – Mr. Guthrie

Second – Mr. Buisch

Opposed – Mr. Zornow

Abstention – Mr. LeRoy

Motion carried

Comment: In light of the Town Comprehensive Plan not yet being updated to allow for smaller lot sizes, this approval should not be perceived as establishing precedence.

Lowans wind turbine, 6074 Route 88, T. Sodus
Special Permit, Tax Map Ref. No: 69117-00-202396

Action – Approve with Conditions

Motion – Mr. Rooney

Second – Mr. Guthrie

Abstention – Mr. LeRoy

Motion carried

Conditions:

- 1) the turbine should not generate noise at levels that would create a public nuisance,
- 2) the fall zone should be completely contained on the applicant's property (which it appears to be),
- 3) anti-climb shields should be intact (which they appear to be) and
- 4) FAA approval (Determination of Hazard) should be obtained.

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. Cook

Motion carried

Rudovitz Subdivision, 2790 Kittering Rd, T. Macedon
Final Subdiv., Tax Map Ref. No: 61113-00-426339

Joseph Pilato Subdivision, 3710 Ridge Rd, T. Williamson
Prelim/Final Subdiv., Tax Map Ref. No: 65117-00-433401

recommended NCI with the comment that access appears to be very limited to the 40+ acre parcel due to the proposed lot lines and the location of the existing garage.

Tobin Subdivision, 5520 Eddy Rd., T. Williamson
Prelim/Final Subdiv., Tax Map Ref. No: 65116-00-391708

The Board has routinely recommended that similar subdivisions be treated as “local matters” provided that:

- 1) the newly created lots and associated driveways have AASHTO recommended sight distances and
- 2) the proposed lots are configured with enough area to construct a septic system that will meet NYS Department of Health regulations.

Cole Subdivision, 4494 Jersey Rd, T. Williamson
Prelim/Final Subdiv., Tax Map Ref. No: 66118-00-465653

The Board has routinely recommended that similar subdivisions be treated as “local matters” provided that:

- 1) the newly created lots and associated driveways have AASHTO recommended sight distances and
- 2) the proposed lots are configured with enough area to construct a septic system that will meet NYS Department of Health regulations.

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

Respectfully submitted,

Tracy Lambie, Secretary