

WAYNE COUNTY PLANNING BOARD
MINUTES
March 28, 2012

Steve Buisch 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: David Broach, Steve Buisch, Monica Deyo, Steve Guthrie, Dave LeRoy, Larry Lockwood, Larry Ruth, Jim Switzer, Ron Thorn, Roger VanDemortel, Ken VandeWalle

Staff: Bret DeRoo, Tracy Lambie

Guests: Jason Ruffell (T. Ontario), Michael Melino (T. Ontario), Don Horton (hot dog wagon), Cindy Turcotte (hot dog wagon), Lee Sinsebox (Cardella)

FEBRUARY 2012 MINUTES

Action – Approve

Motion – Mr. Switzer

Second – Mr. Ruth

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Local Law #1-2012, 6355 & 6349 Lakeside Rd, 964, 976, 994 Route 104, T. Ontario
Amend Map, Tax Map Ref. No: 61117-00-896748, 61117-00-896740, 62117-00-022595,
62117-00-052639, 62117-00-077616

Action – Approve with Comments

Motion – Mr. Switzer

Second – Mr. Ruth

Opposed –

Abstention –

Motion carried

Comments:

- 1) the proposed rezoning should be undertaken “in accord with a well considered plan” or “in accordance with a comprehensive plan”, as referenced in the James A. Coon Local Government Technical Series, “Adopting Zoning for the First Time” and
- 2) the Town attorney should review and approve the proposed amendments.

Hot Dog Wagon, 187 W. Genessee St, V. Clyde
Special Permit, Tax Map Ref. No. 74112-09-066502

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. VandeWalle

Abstention –

Motion carried

Comments:

- 1) the site plan and associated development should be implemented in a manner that encourages safe on-site parking and traffic circulation and preserves public safety (i.e. buffer the seating areas from the traffic areas, maintain driveway sight distances, etc.),
- 2) all applicable NYS Department of Health regulations and NYS Uniform Fire Prevention and Building Codes must be met,
- 3) the special use permit should be reviewed periodically to ensure the operation remains in compliance with all applicable codes/regulations,
- 4) screening (landscaping, fencing, etc.) should be used to help this proposal remain compatible with surrounding land uses and
- 5) the applicant should be aware that the special use permit is related to the parcel and not transferrable to another parcel in the case of a stand relocation.

Cardella Development, 1775 Ridge, 1818 and 1782 Route 104, T. Ontario

Prelim. / Final Site Plan, Tax Map Ref. No. 63117-09-093653, 63117-09-062660, 63117-09-054617

59 unit apartments, used car sales, recreational vehicle dealership

Action – Approve with Comments

Motion – Mr. Switzer

Second – Mrs. Deyo

Opposed – Mr. Guthrie

Abstention – Mr. Broach

Motion carried

Comments:

- 1) driveway sight distances should meet A.A.S.H.T.O. recommendations and also be protected from the reduction that could result from use of nearby parking areas,
- 2) there should be a “No Parking Zone” within several feet of both sides of the Ridge Road driveway. Although Ridge Road is a Wayne County Highway, it is understood that the Town has the authority to modify/enforce parking and signage regulations that pertain to the Ridge Road right-of-way.
- 3) a flashing pedestrian crossing sign and painted crosswalks should be considered to help pedestrians safely cross from the development to the Wayne Central School property across the road,
- 4) providing apartment access to NYS Rt. 104 should be reconsidered and
- 5) screening (landscaping, fencing, berms, etc.) should be used to help the proposed development remain compatible with surrounding land uses as well as enhance aesthetics along two highly traveled roads.

Ontario Fire District, 1847 Brick Church Road, T. Ontario

Prelim. / Final Site Plan, Tax Map Ref. No. 63118-00-149832

New fire station to serve northern portion of town.

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Thorn

Abstention –

Motion carried

Comments:

- 1) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 2) screening (landscaping, fencing, berms, etc.) should be used to help the proposed fire station remain compatible with surrounding land uses and

- 3) stormwater management and erosion and sediment control measures must meet Phase II NYSDEC regulations should one acre or more soil be disturbed by the development.

S. T. Huntley, 2430 Walworth-Marion Road, T. Walworth

Prelim. / Final Subdivision Plan, Tax Map Ref. No: 63114-00-844315

2 lots

Action – Approve with Comments

Motion – Mr. Switzer

Second – Mrs. Deyo

Abstention –

Motion carried

Comments:

- 1) 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,
- 2) 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,
- 3) future plans for the total holdings should be considered and
- 4) the property owner/s should be aware that the parcel appears to contain both National and NYS Department of Environmental Conservation designated wetland areas as well as FEMA flood zone area.

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. Broach

Abstention –

Motion carried

Mr. & Mrs. Brian Baxter, Pannell Road, T. Macedon

Prelim. / Final Site Plan, Tax Map Ref. No. 61110-00-176796

Single Family residence

Comments:

- 1) the proposed driveway sight distances should meet AASHTO recommendations and
- 2) future plans for the total holdings should be considered.

Virginia Geldorf, 2592 Creek Road, T. Macedon

Prelim. / Final Subdivision Plan, Tax Map. Ref. No. 64111-00-078521

Realty subdivision

Comments:

- 1) the proposed lots should be configured with enough area to contain an existing and/or construct a new driveway that will meet AASHTO recommendations for sight distance,
- 2) 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 and
- 3) future plans for the total holdings should be considered.

Gerald Pinkley, Magog Road, T. Macedon

Preliminary Subdivision Plan, Tax Map Ref. No. 63110-00-174815

Realty Subdivision

Comments:

- 1) the proposed lots should be configured with enough area to contain an existing and/or construct a new driveway that will meet AASHTO recommendations for sight distance,
- 2) 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 and
- 3) future plans for the total holdings should be considered.

Ann Fladd, 1649 Paddy Lane, T. Macedon

Prelim. / Final Subdivision Plan, Tax Map Ref. No. 62111-12-885606

Realty Subdivision

Comment:

- 1) future plans for the total holdings should be considered.

Robert Kessler, 4965 Elm Street, T. Rose

Area Variance, Tax Map Ref. No. 73116-20-754006

New garage

Comments:

- 1) the hardship criteria required to grant the area variances should be substantiated at the local level and
- 2) an adequate setback area should remain between the proposed garage and property boundaries to allow for construction, maintenance, etc. of the proposed structure from this parcel.

There being no further business, the meeting was adjourned at 8:00 PM.

Respectfully submitted,
Tracy Lambie, Secretary