

## WAYNE COUNTY PLANNING BOARD

### MINUTES

April 28, 2010

Chairman Larry Ruth called the April 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, Kevin Rooney, Larry Ruth, Ron Thorn, Ken VandeWalle, John Zornow.

Staff: Bret DeRoo, Tracy Lambie

Guests: Lenny Cecere (Camp Don Bosco), Cliff DeCann

### MINUTES

Motion made by Mr. Buisch to approve the March 2010 minutes. Seconded by Mr. Rooney. Motion carried.

### ZONING AND SUBDIVISION REFERRALS

#### **Camp Don Bosco, 2289 Route 14 N., T. Lyons**

Special Permit, Tax Map Ref. No: 71112-00-207747

---

Christian based children's camp, 2 weeks during summer.

**Action** – Approve with Conditions

**Motion** – Mr. Guthrie

**Second** – Mr. Hollier

**Abstention** –

**Motion carried**

#### **Conditions:**

- 1) emergency service needs must be planned and provided for (i.e. consult with the local fire department, have the driveway meet H2O loading standards, etc.),
- 2) driveway sight distances should meet AASHTO recommendations,
- 3) stormwater and erosion and sediment control measures must meet Phase II NYSDEC regulations,
- 4) all applicable NYS Department of Health regulations must be met, particularly given that there are private water and septic systems and
- 5) all applicable NYS Uniform Fire Prevention and Building Codes must be met.

#### **Clifford DeCann, 1591 Welcher Rd., T. Arcadia**

Area Variance, Special Permit, Tax Map Ref. No: 68111-00-733903

---

40 unit storage facility

**Action** – Approve with Conditions

**Motion** – Mr. Zornow

**Second** – Mrs. Deyo

**Abstention** –

**Motion carried**

**Conditions:**

- 1) the April 19, 2010 Arcadia Planning Board conditions should be supported,
- 2) driveway sight distances should meet AASHTO recommendations and the driveway should be constructed to provide the most safe access possible (i.e. based on the slope of the driveway, the applicant may wish to blacktop the driveway to help improve traction near Welcher Rd.),
- 3) the FEMA flood zone should be delineated on the site plan and there should be no development in the zone (without appropriate mitigation),
- 4) any necessary NYSDEC and U.S Army Corps of Engineers permits must be obtained,
- 5) stormwater and erosion and sediment control measures must meet Phase II NYSDEC regulations and
- 6) the hardship criteria required to grant the area variance must be substantiated at the local level.

**Fred Sapp, 1303 Victor Rd., T. Macedon**

Prelim Site/Final Site/Final Subdiv., Tax Map Ref. No: 62111-00-168445, 62111-00-151445

One lot realty subdivision.

**Action** – Approve with Conditions

**Motion** – Mr. Guthrie

**Second** – Mr. VandeWalle

**Abstention** – Mr. Rooney

**Motion carried**

**Conditions:**

- 1) driveway sight distances should meet AASHTO recommendations (possible type-o on plan) and
- 2) the septic system for house # 1303 should be included on the site plan. Preview feel it is important to ensure that both proposed lots contain enough area to site/construct a septic system that meets NYS Department of Health regulations.

**Choice One Motorsports Inc., 1531 Route 104, T. Ontario**

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

Dismantle snowmobiles.

**Action** – Approve with Conditions

**Motion** – Mr. Rooney

**Second** – Mr. LeRoy

**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 and Ontario Center Road,
- 4) security measures should be intact (e.g. the site should be lighted),
- 5) proposed signage must meet Town Code and
- 6) a dismantler's license must be obtained from the NYS Department of Motor Vehicles.

**Robert Gabriel Collision, 6301 Lakeside Rd., T. Ontario**

Special Permit, Tax Map Ref. No: 61117-00-881677

**Action** – Approve with Conditions

**Motion** – Mrs. Deyo

**Second** – Mr. Thorn  
**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 and Lakeside Road,
- 4) security measures should be intact (e.g. the site should be lighted) and
- 5) proposed signage must meet Town Code.
- 6) outside storage of vehicles visible from Route 104 should be limited.

**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. Zornow

**Second** – Mr. VandeWalle

**Abstention** – Mr. Guthrie

**Motion carried**

**Joseph Villnave, 4309 Ontario Center Rd., T. Walworth**

Area Variance, Tax Map Ref. No: 63115-00-094194

Recommended NCI with the following comments;

- 1) any proposed driveway should have AASHTO recommended sight distances and
- 2) the hardship criteria required to grant the variance must be substantiated at the local level.

**James Porcelli Jr., 1716 Plank Rd., T. Walworth**

Area Variance, Tax Map Ref. No: 62116-00-971070

recommended NCI provided the hardship criteria required to grant the variance are substantiated at the local level. Preview did question if the lot has enough area to site a primary structure.

**Timothy & Dawn Sacco, 2260 West Walworth Rd., T. Macedon**

Area Variance, Tax Map Ref. No: 61112-00-506630

recommended NCI provided that the hardship criteria required to grant the area variance are substantiated at the local level

**Durham Variance, 10437 Wayne Center Rd., T. Rose**

Area Variance, Tax Map Ref. No: 73114-00-830986

- 1) the proposed lot (containing the residence) should have enough area to site/construct a septic system that meets NYS Department of Health regulations.
- 2) the hardship criteria required to grant the area variance will need to be substantiated at the local level.

Preview wanted the applicant to be aware that both parcels appear to contain FEMA flood zone area.

There being no further business, the meeting was adjourned at 7:50 PM

Respectfully submitted,  
Tracy Lambie, Secretary