

WAYNE COUNTY PLANNING BOARD
MINUTES
May 26, 2010

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

Present: Nelson Cook, Monica Deyo, Steve Guthrie, Leroy Hollier, Dave LeRoy, Larry Lockwood, Larry Ruth, Jim Switzer, Ron Thorn, Ken VandeWalle

Staff: Bret DeRoo

Guests:

MINUTES

Motion made by Mr. Switzer to approve the April 2010 minutes. Seconded by Mr. Cook. Motion carried.

ZONING AND SUBDIVISION REFERRALS

Laurie Leenhouts, 67 Main St., V. Macedon
Final Subdivision, Tax Map Ref. No: 62111-08-835829

One acre along creek for parking.

Action – Deny with Comments

Motion – Mr. Switzer

Second – Mr. VandeWalle

Abstention –

Motion carried

Comments:

Although this is a basic subdivision and the Board does not wish to discourage business, there are a few issues that need to be addressed including:

- 1) delineation of wetland and FEMA flood zone areas. The parcel appears to be impacted by both and therefore may not be suitable for development even as a parking lot- a professional plan should therefore be provided and Village floodplain overlay regulations must be met,
- 2) overall subdivision plans should be provided to ensure the parcel is divided efficiently (e.g. no land-locked parcels should be created, Village property should not be bisected) and
- 3) it should be determined if the Village still considers developing a community park from Gravino Park west to Poplar St. (as stated in the Village's 1996 Master Plan). If so, this subdivision may not complement that project.

Howes Subdivision, 3673 Reeves Road, T. Marion
Prelim Subdiv./ Final Subdiv., Tax Map Ref. No: 66114-00-305417

Action – Approve with Conditions

Motion – Mrs. Deyo

Second – Mr. Cook

Abstention –

Motion carried

Conditions:

- 1) Lot 1 should be configured to allow construction of a driveway that will have American Association of State Highway and Transportation Officials (AASHTO) recommended sight distances and
- 2) Lot 2 should be configured so there is enough room for the septic system to meet NYS Department of Health regulations (i.e. distance requirements between parcel boundaries and leach lines).

Local Law No. 5, T. Walworth

Amend Text

Amend local law to permit RV development

Action – Approve with Conditions

Motion – Mr. Switzer

Second – Mrs. Deyo

Abstention – Mr. Ruth

Motion carried

Conditions:

- 1) the Town attorney should review and approve of the local law,
- 2) density should be confirmed (Requirement C.3) Given proposed regs., a 40 acre parcel could yield nearly 600 units (40 acres x 15 units/acre = 600 units) is that density is too high?
- 3) Parking stipulations found in “Requirements E” should be clarified (2 parking spots req’d. next to site better than having adjacent parking bays along park streets?),
- 4) maintenance needs to be addressed and also the responsibility of the RV owner,
- 5) “established” rather than “stated” should be used and
- 6) Sect 94-17, B.4 should be modified to read NYS Dept. of Health rather than “Wayne Co. Health Department”.

Master Plan Amendment, T. Walworth

Amend Text

Action – Approve with Conditions

Motion – Mr. Switzer

Second – Mr. Cook

Abstention –

Motion carried

Conditions:

- 1) the Town attorney should review and approve the proposed amendment to the text and
- 2) proposed zoning changes should be identified with tax parcel ID or house number rather than owner name.

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

Ann E. Moser Psychotherapy, 3000 Leroy Road, T. Palmyra
Special Permit, Tax Map Ref. No: 64113-00-498343

Action – Return this referral to its town to be handled as a local matter.

Motion – Mr. Switzer

Second – Mrs. Deyo

Abstention –

Motion carried

Recommended No County Impact provided that the driveway is reviewed by the Town Highway Department and determined to be satisfactory for the proposal. The driveway does not appear to have American Association of State Highway and Transportation Officials (AASHTO) recommended sight distances available to the east. Possible options?:

- 1) right turn only when leaving the parcel
- 2) “blind driveway” warning sign located to the east of the parcel.

Eric House Subdivision, 7594 North Fitzhugh St., V. Sodus Point
Prelim Subdiv. / Area Variance, Tax Map Ref. No: 71119-13-228298

Action – Return this referral to its village to be handled as a local matter.

Motion – Mr. Switzer

Second – Mr. Leroy

Abstention –

Motion carried

Recommended No County Impact provided that the hardship criteria required to grant the area variance are substantiated at the local level.

There being no further business, the meeting was adjourned at 8:32 PM

Respectfully submitted,
Tracy Lambie, Secretary