

WAYNE COUNTY PLANNING BOARD

MINUTES

June 30, 2010

Chairman Larry Ruth called the June 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, John Zornow

Staff: Bret DeRoo, Tracy Lambie

Guests: Demetrius Dilulio

MINUTES

Motion made by Mr. Switzer to approve the May 2010 minutes. Seconded by Mr. Guthrie. Motion carried.

ZONING AND SUBDIVISION REFERRALS

DAD Iron Works, 6341 Ontario Center Road, T. Ontario
Special Permit, Tax Map Ref. No: 62117-00-668755

Rent space in Bldg No. 2 to fabricate/assemble railings.

Action – Approve with Conditions

Motion – Mr. Guthrie

Second – Mr. Switzer

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 preschool 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 and Ontario Center Road,
- 6) security measures should be intact (e.g. the site should be lighted) and
- 7) any proposed signage must meet Town Code and should clearly direct traffic away from the preschool facility.

Based on the number and types of businesses that occupy this site, the Board felt it would be helpful to have a scaled site plan that illustrates building locations and floor plans, associated businesses and respective parking areas. The information could be useful for emergency service providers to know also.

Paul and Karen Meyer, 2965 Walworth-Palmyra Rd., T. Macedon
Final Site Plan, Tax Map Ref. No: 63113-00-705520

Wind turbine

Action – Approve with Conditions

Motion – Mr. Switzer

Second – Mrs. Deyo

Abstention – Mr. Rooney

Motion carried

Conditions:

- 1) the fall zone should be completely contained on the applicant’s property,
- 2) there should be no structures within the fall zone,
- 3) turbine noise level data should be provided and the levels should not create a public nuisance,
- 4) anti-climb shields should be intact,
- 5) the turbine should be installed by a certified installer and
- 6) if applicable, the proposal must be in compliance with FAA regulations.

Rezone parcel, 3849 N. Main Street, T. Marion

Amend Map., Tax Map Ref. No: 65114-12-855615

Action – Approve with Conditions

Motion – Mrs. Deyo

Second – Mr. Cook

Abstention –

Motion carried

Conditions:

- 1) The rezoning must be in compliance with the Town of Marion’s Master Plan.

The Walworth Café, 2263 Wal-Mar., Rd. T. Walworth

Special Permit, Tax Map Ref. No: 63114-15-650472

Action – Approve with Conditions

Motion – Mr. Switzer

Second – Mr. Rooney

Abstention –

Motion carried

Conditions:

- 1) there should be adequate parking for customers and employees,
- 2) there must be NYS Department of Health approval and
- 3) NYS Uniform Fire Prevention and Building Codes must be met.

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

Abstention – Mr. Guthrie

Motion carried

Miss Paula's Designs, 23 N. Park Street, V. Clyde
Final Site Plan, Tax Map Ref. No: 74112-14-352409

Recommended No County Impact provided that the parking will be contained on-site.

Richard Sr. and Carol Deys., 708 Victor Road, T. Macedon
Prelim Subdiv. / Final Subdiv., Tax Map Ref. No: 61110-00-713703

Recommended No County Impact with the following condition:

- 1) 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.

Rite Aid Pharmacy and retail bldg, 6296 Ontario Center Rd, 1558 NYS Rte 104, T. Ontario
Area Variance, Tax Map Ref. No: 62117-12-793669, 62117-12-767661

Recommended No County Impact provided that the hardship criteria required to grant the area variance are substantiated at the local level. Given the current traffic volumes on NYS Rt. 350, NYS Rt. 104 and Ridge Road, and the traffic associated with the adjacent school, the Board also recommends that the traffic generating characteristics of this proposal should be reconsidered to ensure that the proper traffic controls are intact and/or planned for.

Crane Barn, 11658 Armstrong Road, T. Rose
Area Variance, Tax Map Ref. No: 75115-00-401204

Recommended No County Impact with the following conditions:

- 1) the hardship criteria required to grant the area variance must be substantiated at the local level
- 2) based on the limited parcel area, the Board feels the barn should not be used for livestock and
- 3) the lot should still have enough area to contain an existing and/or construct a new septic system that will meet NYS Department of Health regulations.

Householder Appeal, 5139 Gray Street, T. Rose
Area Variance, Tax Map Ref. No: 73116-20-781230

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

Virts Property, Salter Colvin Road, T. Rose
Area Variance, Tax Map Ref. No: 75116-00-208434, 75116-00-147337

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 7:35 PM.

Respectfully submitted,

Tracy Lambie, Secretary