

WAYNE COUNTY PLANNING BOARD
MINUTES
July 28, 2010

Chairman Larry Ruth called the July 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, Steve Guthrie, Leroy Hollier, Dave LeRoy, Larry Lockwood, Larry Ruth, Jim Switzer, Ken VandeWalle, John Zornow

Staff: Bret DeRoo, Tracy Lambie

Guests: Mark Plyter (Wayne County Humane Society)

JUNE 2010 MINUTES

Action – Approve

Motion – Mr. Switzer

Second – Mr. VandeWalle

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Canalside Memorial Park, WC Humane Society, 7194 Old Lyons Rd, T. Arcadia
Special Permit / Prelim. Site Plan / Final Site Plan, Tax Map Ref. No: 69111-00-834908

Pet crematorium and pet cemetery

Action – Approve with Conditions

Motion – Mr. Switzer

Second – Mr. Guthrie

Abstention –

Motion carried

Conditions:

- 1) on-site National and NYSDEC wetland areas should be delineated and the associated regulations should be followed,
- 2) stormwater and erosion and sediment control measures must meet Phase II NYSDEC regulations should 1 acre or more of soil be disturbed by the proposal,
- 3) signage should be considered to help clients easily find the site (driveway) when traveling on Old Lyons Road,
- 4) the crematory furnace should be confirmed to be smokeless and odorless to help avoid impacts on adjacent properties and
- 5) the operation must conform to all applicable NYS Crematory and/or Cemetery rules and regulations.

3341 Realty, Inc., 3341 Canandaigua Road, T. Walworth
Prelim. Site Plan / Final Site Plan, Tax Map Ref. No: 62113-00-282993

2 additional detached buildings

Action – Approve with Comments
Motion – Mr. Cook
Second – Mr. Switzer
Abstention –
Motion carried

Comments:

- 1) given the potential traffic generating characteristics of the increased office/retail space, site access should be carefully planned for. The Board suggests the town should consider making one driveway “entrance only” and the other “exit only”. If the driveways are to remain unaltered, then both should be wide enough (24’) to safely compensate for 2-way traffic.

Felix Oben, 9445 Ingersoll Drive, T. Wolcott
Special Permit, Tax Map Ref. No: 78121-10-316610

Action – Approve with Conditions
Motion – Mr. Cook
Second – Mr. Zornow
Abstention –
Motion carried

Conditions:

- 1) the septic system must meet NYS Department of Health regulations,
- 2) the building and any future additions should be sited so they will NOT interfere with adjacent property owners’ views of Blind Sodus Bay,
- 3) the site should be developed so there is sufficient space for a driveway and off-road parking.
- 4) building setbacks must meet NYS Uniform Fire Prevention and Building Code (the southern side setback distance was unclear)

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. Buisch
Abstention –
Motion carried

Catlin Subdivision, 5076 Eddy Ridge Road, T. Marion
Prelim Subdiv. / Final Subdiv. Plan, Tax Map Ref. No: 65116-00-267137

Recommended No Intermunicipal or Countywide Impact.

As a note, the subdivided parcel appears to contain both National and NYSDEC wetland areas.

Kasandrinos Subdivision, 6867 Knickerbocker Rd. T. Ontario
Area Variance / Prelim. Site Plan Tax Map Ref. No: 63118-00-259383

Recommended No Intermunicipal or Countywide Impact with the following condition:

- 1) the hardship criteria required to grant the area variance are substantiated at the local level and
- 2) a driveway permit should be obtained from the Wayne County Highway Department.

Dennis Mark, 468 Lake Road, T. Ontario

Area Variance, Tax Map Ref. No: 61119-00-408231

Recommended No Intermunicipal or Countywide Impact provided that:

- 1) the hardship criteria required to grant the area variance are substantiated at the local level and
- 2) if the variance is granted, the proposed accessory building should be aesthetically pleasing and blend with the character of neighborhood (through use of building design, materials and landscaping) as it is located on the highly traveled Lake Road (Seaway Trail).

Rochester Equipment / Leo Spezio, 406 Route 104, T. Ontario

Area Variance, Tax Map Ref. No: 61117-00-338601

Recommended No Intermunicipal or Countywide Impact with the following conditions:

- 1) the hardship criteria required to grant the area variance are substantiated at the local level and
- 2) the proposed sign should be compatible in design to other building-mounted signs found in the Business zone.

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

Respectfully submitted,

Tracy Lambie, Secretary