

WAYNE COUNTY PLANNING BOARD

MINUTES

July 27, 2011

Vice Chairman, Steve Buisch 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: David Broach, Steve Buisch, Nelson Cook, Monica Deyo, Steve Guthrie, Dave LeRoy, Kevin Rooney, Larry Ruth, Jim Switzer, Roger VanDemortel, Ken VandeWalle

Staff: Bret DeRoo, Tracy Lambie

Guests: Luann Meyer (B&L, Waste Management), Heather Colletti (Studio for the Performing Arts, Inc.), JoAnna Mott (Studio for the Performing Arts, Inc.), Marjorie Torelli (Western Finger Lakes Authority, Waste Management)

JUNE 2011 MINUTES

Action – Approve

Motion – Mr. Switzer

Second – Mr. Ruth

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Studio for the Performing Arts, Inc., West Shore Blvd., V. Newark

Prelim. / Final Site Plan, Tax Map Ref. No: 67111-20-929175

6,084 sq. ft. dance studio

Action – Approve with conditions

Motion – Mr. Ruth

Second – Mrs. Deyo

Opposed –

Abstention –

Motion carried

Conditions:

- 1) the site should be developed in an aesthetically pleasing manner (through use of items such as landscaping, building design/materials, etc.) and
- 2) separate employee/instructor break and restrooms should be considered.

Waste Management, High Acres, Wayneport Road, T. Macedon

Prelim. / Final Site Plan, Tax Map Ref. No: 61112-00-160335

Transfer facility and shooting range

Action – Approval with conditions

Motion – Mr. Ruth

Second – Mr. Broach

Opposed –

Abstention – Mr. Rooney

Motion carried

Conditions:

- 1) all necessary federal, state and local permits/approvals must be obtained,
- 2) part of the “host community benefit” should include mitigation funds for use/maintenance/improvement of all roads (Town, County and State) and road infrastructure (ie. Wayneport Road Bridge) impacted by truck traffic traveling to the landfill,
- 3) truck traffic should be routed to avoid residential areas,
- 4) any development near (or visible from) the Erie Canal should be screened in a manner that preserves the view for visitors entering Wayne County via the canal or its adjacent trail,
- 5) noise impacts and hours of operation for the proposed shooting range should be determined to ensure that it remains compatible with surrounding land uses.

Conditions 1-4 above are similar to those found in the Planning Board’s last review (July 26, 2007 letter) of a special use permit for the landfill expansion (vertical and horizontal). Given that the proposed recycling transfer facility and shooting range were not part of the High Acres Landfill expansion plans at that time, the Board did question if there are other development plans (for the total acreage) that differ from those reviewed in the 2007. The Board tries to ensure they understand the overall operation when considering intercommunity and countywide impacts.

Public comment was heard from Marjorie Torelli of the Western Finger Lakes Authority.

Gene Sanzotta single family residence, West Walworth Road, T. Macedon

Prelim. / Final Site Plan Tax Map Ref. No: 61113-00-424444

Single family residence

Action – Approve with Conditions

Motion – Mr. Ruth

Second – Mrs. Deyo

Abstention – Mr. Rooney

Motion carried

Conditions:

- 1) driveway sight distances should meet American Association of State Highway and Transportation Officials (AASHTO) recommendations,
- 2) a driveway permit should be obtained from the Wayne County Highway Department and
- 3) the property owner/s should be aware that the parcel appears to contain national wetland area on the western portion of the acreage.

Bayview Sunset Estates Dockage, 8522 Greig Street, V. Sodus Point

Special Use, Tax Map Ref. No: 71119-18-466141

Additional dock and deck

Action – Approve with Modification

Motion – Mr. Guthrie

Second – Mr. Ruth

Abstention –

Motion carried

Comments:

Modify to allow one permitted 6’x60’ dock, rather than the 2-6’ x 60’ docks and 1- 8’ x 52’ linking deck that were requested.

The Board does not wish to establish a precedent for construction within public waters and also notes that all necessary NYSDEC and US Army Corps of Engineers approvals/permits must be obtained.

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. Ruth

Abstention –

Motion carried

Nathan Biery, 505 Tanner Lane, T. Macedon

Area Variance, Tax Map Ref. No. 61111-10-461535

Addition of garage

Conditions:

- 1) the proposed addition should not interfere with the septic system and
- 2) the hardship criteria required to grant the area variances must be substantiated at the local level.

David & Jennifer Marcucci, 2775 Canandaigua Road, T. Macedon

Prelim. / Final Site / Prelim. / Final Subdivision Plan, Tax Map Ref. No. 62113-00-277360

One lot subdivision, residential site

Comments:

Screening (through use of landscaping, fencing etc.,) should be considered between the proposed and existing residence to assist with compatibility.

Katrinka Oosterling, 765 Ridge Road, T. Ontario

Area Variance / Prelim. / Final Subdivision Plan, Tax Map Ref. No. 61117-12-800596

Subdivision

Conditions:

- 1) easements should be in place that will allow the Town to maintain the spillway and Mill Creek,
- 2) the property owner/s should be aware of FEMA flood zone regulations as the parcel appears to contain FEMA flood zone area and
- 3) the hardship criteria required to grant the area variances must be substantiated at the local level.

Alan Levin, 8569 Greig Street, V. Sodus Point

Special Permit, Tax Map Ref. No. 71119-19-540115

Deck over boathouse foundation

Conditions:

All necessary NYSDEC and US Army Corps of Engineers approvals/permits should be obtained.

Schoenwald Subdivision, 4895 Tiffany Road, T. Walworth

Prelim. / Final Subdivision Plan, Tax Map Ref. No. 62115-00-274918

Subdivision

Conditions:

The proposed 1+ acre lot 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

Gary Steinmiller, 3949 Canadaigua Road, T. Walworth

Prelim. / Final Subdivision Plan, Tax Map Ref. No. 62114-00-201732

Subdivision

Conditions:

The proposed 5+ acre lot should be configured with enough area to:

- 1) contain an existing and/or construct a new septic system that will meet NYS Department of Health regulations and
- 2) relocate the driveway in an attempt to improve available sight distances by meeting American Association of State Highway and Transportation Officials (AASHTO) recommendations.

Other Business:

Mr. Switzer made a motion to draft a letter to the Wayne County Board of Supervisors suggesting they look at host community benefits for the entire county, not only with Waste Management in Macedon, but with similar opportunities. Mrs. Deyo seconded. Motion carried.

The Planning Department proposed a change to the Referral cover sheet that is required with all applications to include a signature by the Town/Village official submitting the application to the Planning Department, verifying that it is a full statement of such proposed action“ as required by General Municipal Law, Section 239-m, 1. (c). **Mr. VanDemortel made a motion to approve the changes. Mr. Switzer seconded. Motion carried.**

The Planning Department has been asked to consider changes to the Exemption agreement between the Planning Department and the towns and villages. The proposed changes were brought to the attention of the Board.

Mr. Ruth made a motion to postpone this item until August in order to give the Planning Department time to draft a proposed updated agreement. Mr. VanDemortel seconded. Motion carried.

There being no further business, the meeting was adjourned at 8:45 PM.

Respectfully submitted,

Tracy Lambie, Secretary