

WAYNE COUNTY PLANNING BOARD
MINUTES
July 25, 2012

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: Dave Broach, Steve Buisch, Ken Burgess, Monica Deyo, Steve Guthrie, Dave LeRoy, Larry Lockwood, Kevin Rooney, Larry Ruth, Jim Switzer, Roger VanDemortel, Ken VandeWalle

Staff: Bret DeRoo, Tracy Lambie

Guests: no guests

JUNE 2012 MINUTES

Action – Approve

Motion – Mr. Switzer

Second – Mr. Rooney

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Murphy Co., Inc., 1657 East Park Road, T. Macedon

Prelim. / Final Subdivision Plan, Tax Map Ref. No: 61111-00-145905, 61111-00-115858, 61111-00-000973

Adding approximately 1.6 acres for 5.34 total acres

Action – Approve with Comment

Motion – Mr. Guthrie

Second – Mr. Ruth

Abstention – Mr. Rooney

Motion carried

Comment:

Future plans for the remainder of the Murphy parcel should be considered.

L&O Mechanical, Quaker Road, T. Macedon

Prelim. / final Site Plan / Final Subdivision Plan, Tax Map Ref. No. 61112-00-854512

2 Buildings on subdivided 3.435 acres

Action – Approve with Comments

Motion – Mr. Switzer

Second – Mrs. Deyo

Abstention – Mr. Rooney

Motion carried

Comments:

- 1) future plans for the remainder of the “parent parcel” should be considered,
- 2) the septic system must meet NYSDOH regulations (it appears that soil would not perk adequately in Deep Hole Test #1, 0”- 26” per Drawing No. C101, Sheet 1 of 2),
- 3) any hazardous/toxic materials should be properly stored, used and disposed of,

- 4) the development should not be impacted by substandard air or water quality given the proximity of the parcel to the former municipal landfill (currently monitored by the NYSDEC),
- 5) there should be no outside storage and
- 6) the development should be buffered from nearby residential land uses through use of items such as landscaping and screening in an effort to help this and surrounding land uses remain compatible.

Legendyk Subdivision, 4139 Smith Road, T. Marion
Final Subdivision Plan, Tax Map Ref. No. 66114-00-042254
 One lot realty subdivision, 4.317 acres

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Rooney

Opposed –

Abstention –

Motion carried

Comments:

- 1) the applicant should be aware that Lot 1 (and possibly part of Lot 2?) appears to contain both NYSDEC and National wetland areas as well as FEMA flood zone,
- 2) the proposed lots should be configured with enough area to contain an existing and/or construct a new driveway that will meet AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
- 3) 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,
- 4) future plans for the total holdings should be considered and
- 5) consideration should be given to screening the development, through use of items such as landscaping and fencing, from neighboring residences as construction is proposed “in back of” existing homes.

Sodus Bay Yacht Club, 7431 Irwin Street, V. Sodus Point
Special Permit, Tax Map Ref. No. 71119-18-493103

Extend dock to 88’

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed – Mr. Broach

Abstention –

Motion carried

Comments:

- 1) Site measurement is needed to verify dock will not go past 4 adjacent docks to the south, and
- 2) to preserve as much navigable waterway (and access to other nearby docks) as possible, the Board felt that no additional extensions should be permitted.

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. Rooney

Abstention –

Motion carried

Lot 1 Salerno Subdivision, 3624 Ball Road, T. Marion

Final Subdivision Plan, Tax Map Ref. No. 65116-00-372257

One lot realty subdivision, 2.26 acres

Comments:

- 1) the proposed lots should be configured with enough area to contain an existing and/or construct a new driveway that will meet AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
- 2) 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 and
- 3) future plans for the total holdings should be considered.

Graybill Read Estate LLC / McDonalds Corp. 513 & 531 West Union Street, V. Newark

Subdivision waiver, Tax Map Ref. No. 67111-20-941076, 67111-20-950060

Create one McDonald's parcel approximately 48,000 sq. ft.

Other Business:

Shared correspondence from The West Firm (Albany, NY) regarding pending transfer of title of gas transmission facilities from Chesapeake Appalachia LLC to Minard Run Oil.

There being no further business, the meeting was adjourned at 7:35 PM.

Respectfully submitted,
Tracy Lambie, Secretary