

WAYNE COUNTY PLANNING BOARD
MINUTES
July 31, 2013

Chairman, Ron Thorn 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, Ken Burgess, Monica Deyo, Steve Guthrie, Bob Hutteman, Matt Krolak, Dave LeRoy, Mike Melino, Larry Ruth, Mike Schuth, Ron Thorn, Ken VandeWalle

Staff: Bret DeRoo, Tracy Lambie

Guests: Devin Dal Pos (Canal Properties I, LLC)

JUNE 2013 MINUTES

Action – Approve

Motion – Mr. Ruth

Second – Mr. VandeWalle

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Canal Properties I, LLC, 280 Route 31, T. Macedon

Preliminary / Final Subdivision Plan, Tax Map Ref. No. 641111-00-177720

Proposed Tractor Supply, 2 lot subdivision. Devin Dal Pos answered questions from the Board

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mrs. Deyo

Opposed –

Abstention –

Motion carried

Comments:

- 1) screening should be considered to help the proposed retail use blend with surrounding land uses (a mixture of commercial and residential),
- 2) future plans (if any) for the total acreage should be considered and
- 3) all necessary/required easements must be in place, including cross-lot easements that will provide access to both Lot 1 and Lot 2 from NYS Rt. 31 and Carlson Lane.

Christian and Krista Gascon, 3272 Hance Road, T. Macedon

Area Variance, Tax Map Ref. No. 61113-08-900887

Add garage to non-conforming building.

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Burgess

Opposed –

Abstention –

Motion carried

Comments:

The hardship criteria that are required to grant the variance should be substantiated at the local level.

Shadow Hill Maple Syrup, 7285 Lakeside Road, T. Ontario

Special Use Permit / Preliminary / Final Site Plan, Tax Map. Ref. No. 61118-00-807947

Farm market for maple syrup products.

Action – Approve with Comments

Motion – Mr. LeRoy

Second – Mr. Hutteman

Opposed –

Abstention – Mr. Melino

Motion carried

Comments:

- 1) any/all necessary NYS Department of Health permits must be obtained,
- 2) emergency vehicle access should be planned/provided for (i.e. the driveway should meet town code for the proposed use),
- 3) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations and
- 4) the applicant should be aware that the parcel appears to contain National wetland area and any planning/development should be done in accordance with applicable regulations.

Gregg Weeks, 13542 Jenkins Road, T. Wolcott

Special Permit, Tax Map Ref. No. 77118-00-732065

Vehicle repair garage

Action – Disapproval with comments

Motion – Mr. Ruth

Second – Mr. Melino

Opposed –

Abstention – Mr. Burgess

Motion carried

Comments:

The Board was not necessarily opposed to the proposal, but felt that a more detailed site plan should be provided to help consider the items that they are charged to review by General Municipal Law, Section 239-1.2. The Board also felt that it should be determined if/when the applicant intends to sell used motor vehicles.

The following are comments that the Board has made in past (similar) reviews:

- 1) toxic/hazardous materials should be properly stored, handled and disposed of,
- 2) the building must meet NYS Uniform Fire Prevention and Building Code,
- 3) outside storage of parts should be limited, particularly items in poor repair,
- 4) landscaping, building design/materials, property maintenance and screening should be encouraged to help the site remain compatible with surrounding land uses and
- 5) security measures should be intact (e.g. the site should be lighted).

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

Action – Return these referrals to the towns/villages to be handled as local matters.

Motion – Mr. LeRoy

Second – Mr. Hutteman

Abstention –

Motion carried

Trovato Site Plan, Kemp Drive, V. Macedon

Preliminary / Final Site Plan, Tax Map Ref. No.62111-06-447794

Single family home

Comments:

- 1) the applicant should be aware that the parcel appears to be *near* both National and NYS Department of Environmental Conservation wetland area and may contain associated NYSDEC 100' wetland buffer area. Any planning/ development should be done in accordance with applicable regulations.

Gerard and Judith Buckley, 1053 Erie Street Road, T. Macedon

Preliminary / Final Site Plan / Preliminary / Final Subdivision Plan, Tax Map Ref. No. 62111-00-739140

1 lot subdivision, residential site plan

Comments:

- 1) the applicants should be aware that the parcel appears to contain National wetland area and any planning/ development should be done in accordance with applicable regulations,
- 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,
- 3) 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 and
- 4) future plans (if any) for the total acreage should be considered.

Baker Family, Wilson Road, T. Macedon

Preliminary / Final Subdivision Plan, Tax Map Ref. No.61111-00-568487

1 lot subdivision

Comments:

Future plans (if any) for the total acreage should be considered.

Kenneth Morrison, 1720 Maple Avenue, T. Palmyra

Final Subdivision Plan, Tax Map Ref. No. 64111-07-651949

Separate 0.76 acres from lot

Comments:

- 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 and
- 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.

Peter and Kim Taylor, 1635 Nature Drive, T. Ontario

Area Variance, Tax Map Ref. No. 62117-00-876148

Accessory building ahead of front line of home

Comments:

- 1) the hardship criteria that are required to grant an area variance must be substantiated at the local level and
- 2) the proposed structure should not impede sight distances that are available at the intersection of Nature Drive and NYS Rt. 350.

Other Business:

The Board was given a quick update on the Wayne County Board of Supervisors resolutions regarding the IJC lake level study.

The Board was given training reminders.

There being no further business, the meeting was adjourned at 8:10 PM.

Respectfully submitted,
Tracy Lambie, Secretary