

WAYNE COUNTY PLANNING BOARD
MINUTES
August 25, 2010

Chairman Larry Ruth called the August 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, Leroy Hollier, Dave LeRoy, Larry Lockwood, Kevin Rooney, Larry Ruth, Jim Switzer, Ken VandeWalle

Staff: Bret DeRoo, Tracy Lambie

Guests: Kevin Woolever (Woolever turbine), John Schultz (ANKOM)

JULY 2010 MINUTES

Action – Approve

Motion – Mr. Buisch

Second – Mr. VandeWalle

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Woolever Wind Turbine, 7403 North Creek Road, T. Palmyra

Special Permit, Tax Map Ref. No: 66112-00-702698

Action – Approve with Conditions

Motion – Mr. Rooney

Second – Mr. Switzer

Abstention –

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,
- 6) if applicable, the proposal must be in compliance with FAA regulations and
- 7) if installed by applicant, should be certified or inspected after installation.

ANKOM SDG Corp., 2052 O'Neill Road, T. Macedon

Prelim. Site Plan / Final Site Plan, Tax Map Ref. No: 63112-00-158493

Expand existing building.

Action – Approve with Conditions

Motion – Mr. Switzer

Second – Mrs. Deyo

Abstention – Mr. Rooney

Motion carried

Conditions:

- 1) the proposed driveway should have sight distances that meet AASHTO recommendations and / or signage should be installed that will alert people to the proposed delivery truck traffic,
- 2) the on-site National wetland area should be delineated and shown on the site plan and associated regulations should be followed and
- 3) stormwater and erosion and sediment control measures must meet Phase II NYSDEC regulations.

Carl Colasurdo, 8 Meadow Street, V. Clyde

Use Variance, Tax Map Ref. No: 74112-18-412206

Action – Deny with Comments

Motion – Mr. Switzer

Second – Mrs. Deyo

Abstention –

Motion carried

Comments:

- 1) The Board did not feel that a “kennel” is compatible with the character of the residential (R2) neighborhood.
- 2) The Board also noted that the hardship criteria required to grant the use variance will need to be substantiated at the local level.

Local Law #1, T. Huron

Amend Text

Action – Deny with Comments

Motion – Mr. Rooney

Second – Mr. Buisch

Abstention – Mr. Lockwood

Motion carried

Comments:

- 1) The Town attorney should review and approve the modifications.

James & Irene VanLaeken, 3108 & 3242 Daansen Rd, T. Macedon

Prelim Subdiv. Plan / Final Subdiv. Plan, Tax Map Ref. No: 64113-00-235660, 64113-00-243713

Action – Approve with Comments

Motion – Mr. Switzer

Second – Mrs. Deyo

Abstention – Mr. Rooney

Motion carried

Comments:

- 1) The Board suggests that the plan should be modified. The Board felt that all greenhouse-associated structures and driveway areas should be contained on the “greenhouse” parcel and eliminate the need for easements.

Buck Estates Subdivision, 5820 Walworth Road, T. Ontario

Final Site Plan / Final Subdiv. Plan, Tax Map Ref. No: 63117-00-438075

Action – Approve with Conditions and Comments

Motion – Mr. Switzer
Second – Mr. Rooney
Abstention –
Motion carried

Conditions:

- 1) the on-site National wetland area should be delineated and shown on the site plan and 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) legal agreements should be in place for the proposed shared driveway.

Comments:

The Board supports minimizing road cuts, but would like applicant to be aware of the challenges that are associated with shared driveways. Also, the Board wanted it known that Wayne County Planning Board does not typically encourage “flag lot” development, particularly where other design options are available.

Donald Collea, 8353 East Port Bay Road, T. Wolcott
Special Permit, Tax Map Ref. No: 75120-18-479243

Action – Approve with Conditions
Motion – Mr. Rooney
Second – Mr. Buisch
Abstention –
Motion carried

Conditions:

- 1) The addition will not interfere with neighboring property owners’ views of Port Bay.

Other Business:

Mr. Lockwood mentioned the Town of Huron Planning Board’s Forum on the Future which will be held Monday August 30, 2010 from 7:00 PM to 9:00 PM at the Wolcott American Legion Post #881, 10625 Ridge Road. This forum is open to the community.

There being no further business, the meeting was adjourned at 8:08 PM.

Respectfully submitted,

Tracy Lambie, Secretary