

WAYNE COUNTY PLANNING BOARD

MINUTES

August 31, 2011

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

Staff: Bret DeRoo, Tracy Lambie

Guests: Lisa Cheung (Williamson Flying Club), Shawn Bray (Williamson Flying Club), Joe Ebert (Williamson Flying Club), Duane Sims (Williamson Flying Club)

JULY 2011 MINUTES

Action – Approve

Motion – Mr. Buisch

Second – Mr. VandeWalle

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Macedon Shopping Center LLC, Sampson Drive, T. Macedon

Prelim. / Final Subdivision Plan, Tax Map Ref. No: 61111-00-452766

Six lot realty subdivision

Action – Approve with conditions

Motion – Mr. Switzer

Second – Mr. Ruth

Opposed –

Abstention – Mr. Rooney

Motion carried

Conditions:

- 1) all proposed lots should be designed (and have easements) to access Sampson Drive and therefore not require access to NYS Rt. 31 (in an effort to minimize road cuts to the state highway),
- 2) a maintenance agreement/terms should be provided/verified for Sampson Drive, particularly if it remains in private ownership and
- 3) even though the proposed lots meet code requirements, consideration should be given to whether they are large enough to meet the required zoning setbacks as well as associated development needs such as building footprint(s), parking detail, on-site traffic patterns, landscaping plans, utility provisions, stormwater management details, etc..

Charles McGuire, 3&5 Lapham Street, V. Macedon

Area Variance / Final Subdivision Plan, Tax Map Ref. No: 62111-08-799968 / 62111-08-802960

Purchase portion of neighboring parcel

Action – Deny

Motion – Mr. Guthrie

Second – Mrs. Deyo

Opposed –
Abstention –
Motion carried

Comments:

The Board suggested that both lots should remain in compliance with the Village’s zoning regulations (development policy). They feel the regulations were enacted (in part) to promote desired development density, community character and land use compatibility.

The Board also notes that:

- 1) the hardship criteria required to grant the area variance must be substantiated at the local level and
- 2) it is important to consider whether an action will establish desired precedent.

P.G. Buycck Subdivision, 4285 Williamson Road, T. Marion

Area Variance, Tax Map Ref. No: 65115-00-833199 / 65511-00-961157

Add 1.2 acres to existing parcel

Action – no intermunicipal or countywide impact, return to town to be handled as a local matter.

Motion – Mr. Ruth

Second – Mr. VandeWalle

Abstention –

Motion carried

Beh Industrial Park, Section 8, phase 1, David Parkway, T. Ontario

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

Extend David Parkway

Action – Approve with conditions

Motion – Mr. Switzer

Second – Mr. Rooney

Abstention –

Motion carried

Conditions:

- 1) the proposed road extension must meet town development regulations, including maintenance and emergency service vehicle design standards, as confirmed by the Town Highway Superintendent and Emergency Service providers and
- 2) future plans for the park should detail the proposed road connection back to Dean Parkway and the associated timeframe for completion.

Shawn Havranek Sawmill, 5997 Joy Road, T. Sodus

Special Use, Tax Map Ref. No: 68116-00-357091

Action – Deny

Motion – Mr. Guthrie

Second – Mr. Ruth

Abstention – Mr. LeRoy

Motion carried

Comment:

The Board was not necessarily opposed to the sawmill, but no business or site plan information was provided that would help determine if the operation would be compatible with surrounding land uses (noise and dust impacts, traffic generating characteristics, etc.).

James Hoestermann docks, 8656 Greig Street, V. Sodus Point
Special Use, Tax Map Ref. No: 71119-19-703014

Action – Modify
Motion – Mr. Rooney
Second – Mrs. Deyo
Abstention –
Motion carried

Comment:

The Board recommended modification to the special use permit request to allow one permitted 60'-long dock, rather than the two proposed docks, 1- 40' long (existing) and 1 – approx. 32' long (proposed).

The Board respects littoral rights, but 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.

Trachtenberg Subdivision, 5407 Subdivision, T. Walworth
Area Variance, Tax Map Ref. No: 64116-00-043578

Lot line adjustment

Action – Deny
Motion – Mr. Guthrie
Second – Mr. Switzer
Abstention – Mr. Ruth
Motion carried

Comment:

The Board feels the setback regulations that are required for manure and/or odor producing activities (100' from a property line) are important to uphold when trying to help land uses remain compatible with one another.

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

Dave Fagner, 7455 Field Street (Irwin), V. Sodus Point
Special Permit, Tax Map Ref. No. 71119-18-484115

Dock 1' from property line where 10' is required

Conditions:

- 1) all necessary NYSDEC and US Army Corps of Engineers approvals/permits must be obtained and
- 2) given the concave shape of the shoreline and number of "littoral parcels" in this area, the Board did question if the code addresses, or could be modified to address, the possibility of sharing a dock between property owners.

Michael Fennell, 13587 Route 370, T. Wolcott
Special Permit, Tax Map Ref. No. 77117-00-823492

Place mobile home more than 10 years old

Conditions:

- 1) the improvements must meet Wolcott and NYS Uniform Fire Prevention and Building Codes,
- 2) the septic system must meet NYS Department of Health regulations,
- 3) the driveway should have AASHTO (American Association of State Highway and Transportation Officials) recommended sight distances available,
- 4) a driveway permit must be obtained from the Wayne County Highway Department and
- 5) the site should be developed in an aesthetically pleasing manner (through use of building design/materials, landscaping, etc.) as the parcel is located on the Seaway Trail.

Joan Stalker Estate Subdivision, 4085 West Walworth Road, T. Walworth

Prelim. / Final Subdivision Plan, Tax Map Ref. No. 61114-00-705920

Subdivision

Conditions:

- 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,
- 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 and
- 3) future plans for the acreage should be considered.

MJ's Pub & Grill, 1 Main Street, V. Macedon

Sign Permit, Tax Map Ref. No. 62111-07-561756

Conditions:

The sign should be aesthetically pleasing as the parcel is located on the highly traveled NYS Rt. 31 (NYS Canal Corridor).

Lakeside Roofing and Siding, 6296 Lakeside Road, T. Ontario

Area Variance, Tax Map Ref. No. 61117-00-935688

3,000 sq. ft. addition to existing structure

Conditions:

- 1) on-site traffic circulation and parking detail should be confirmed to meet local requirements/regulations, given the proposed addition,
- 2) there should be no encroachment on the Lakeside Road right-of-way and
- 3) the hardship criteria required to grant the area variance must be substantiated at the local level.

Wooster Farms Subdivision, Section XIV, lot 2, 7501 Slocum Road, T. Ontario

Prelim. / Final Subdivision Plan, Tax Map Ref. No. 62119-00-088130

Subdivision

Conditions:

- 1) the proposed lot should be configured with enough area to construct a new septic system that will meet NYS Department of Health regulations,
- 2) the proposed lot 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
- 3) future plans for the remainder of the parcel should be determined.

Crane Subdivision, lot 1 site plan, 6861 Fisher Road, T. Ontario

Prelim. / Final Site / Prelim. / Final Subdivision Plan, Tax Map Ref. No. 64118-00-100349

Subdivision, 1 lot site plan

Comment:

Future plans for the remainder of the parcel should be determined.

Don Shipley, 4026 Dix Street, T. Rose

Area Variance, Tax Map Ref. No. 74114-06-270844

Replace/enlarge garage

Conditions:

- 1) the hardship criteria required to grant the area variance must be substantiated at the local level and
- 2) the lot should still have enough area to contain an existing and/or construct a new septic system that will meet NYS Department of Health regulations.

Other Business:

Lisa Cheung, Shawn Bray, Joe Ebert and Duane Sims were present and an informational presentation on the Williamson Sodus Airport was given.

The Board was reminded of 2 more training opportunities available this year.

A draft "host benefit" letter was provided by Mr. Switzer. A motion was made by Mr. Ruth to approve the letter and send it to the Interim Planning Director to be presented at the Economic Development and Planning Committee Meeting. Seconded by Mr. VanDemortel.

There being no further business, the meeting was adjourned at 8:35 PM.

Respectfully submitted,

Tracy Lambie, Secretary