

**WAYNE COUNTY PLANNING BOARD**  
MINUTES  
April 30, 2014

Chairman, Dave LeRoy called the April meeting of the Wayne County Planning Board to order at 7:00 p.m. in the Public Safety Building in Lyons, New York.

Present: Ken Burgess, Robert Burns, Steve Guthrie, Dave LeRoy, Larry Lockwood, Mike Melino, Larry Ruth, Mike Schuth, Ron Thorn

Staff: Bret DeRoo, Tracy Lambie

Guests: Robert Darby (Sodus Pt.), Denise Washburn (Sodus Pt.), Bruce Evener (Sodus Pt.), Kathy Madison (Sodus Pt.), Michael Shults (Sodus Pt.), Mike Novik (Sodus Pt.), John Graziose (Centennial Village), Debra Agostinelli (Katlynn), Tom Lightfoot (Sodus Pt.), Steve Breitzka (Katlynn), Prodromos Konstantinou (Konstaninous), Maxine Appleby (Sodus Pt.), Bill Paladino (Rite Aid), Martha Lightfoot (Sodus Pt.)

**MARCH 2014 MINUTES**

**Action** – Approve

**Motion** – Mr. Melino

**Second** – Mr. Schuth

**Abstention** –

**Motion carried**

**ZONING AND SUBDIVISION REFERRALS**

**Centennial Village, Section 19, Ridge Road, T. Ontario**

Preliminary/Final Site Plan, Preliminary/Final Subdivision Plan, Tax Map Ref. No. 62117-00-626493

15 two unit apartment buildings

**Action** – Approve with Comments

**Motion** – Mr. Ruth

**Second** – Mr. Burgess

**Opposed** –

**Abstention** – Mr. Melino

**Motion carried**

**Comments:**

- 1) future plans for the remainder of Centennial Village acreage should be considered,
- 2) the apartments / site should be developed and maintained (through use of items such as building design/materials, fencing, landscaping, etc.) in a manner that helps the proposed apartments remain compatible with surrounding land uses,
- 3) a driveway permit must be obtained from the Wayne County Public Works (Highway) Department for the proposed access,
- 4) Ridge Road should be confirmed to have the design/capacity to safely compensate the traffic that will be generated from the proposed development (the Board felt this would be important to verify given the density of existing and proposed land uses and their relation to Ridge Road),
- 5) the driveway should have sight distances available that meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,

- 6) the proposed private drive should be constructed to standards that meet the Town's regulations as well as NYS Uniform Fire Prevention and Building Code regulations, particularly regarding emergency service vehicle access and
- 7) stormwater management and erosion and sediment control plans must meet Phase II NYSDEC regulations.

**The following referral was reviewed and determined to be of no intermunicipal or countywide impact:**

**Konstantinous Restaurant, 2030 Route 104, T. Ontario**

Area Variance, Tax Map Ref. No. 63117-10-375659

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Additional sign on pre-existing pole

**Action** – Return this referral to the town to be handled as a local matter.

**Motion** – Mr. Guthrie

**Second** – Mr. Ruth

**Opposed** –

**Abstention** – Mr. Melino

**Motion carried**

**Comments:**

- 1) the hardship criteria that are required to grant the area variance must be substantiated at the local level and
- 2) NYS Department of Transportation permits/approvals must be obtained if necessary (e.g. if the sign is within the NYSDOT right-of-way).

**Rite Aid, 101 South Main, 105 & 109 West Miller, V. Newark**

Preliminary Site Plan, Tax Map Ref. No. 68111-18-328035, 68111-18-328023, 68111-18-321023

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Renovate, add drive thru, construct addition as well as demolish 2 structures.

**Action** – Approve with Comments

**Motion** – Mr. Guthrie

**Second** – Mr. Schuth

**Opposed** –

**Abstention** –

**Motion carried**

**Comments:**

- 1) the preliminary site plan (Revised 04/04/14) should be modified, if needed, to ultimately reflect reviewing and approving agency/department comments (e.g. Newark DPW, Fire, Police, NYS Department of Transportation), particularly in relation to the traffic generating characteristics the proposal will have. The Board did support the idea of truck deliveries being made during non-peak traffic volume hours,
- 2) any/all necessary NYS Department of Transportation permits must be obtained,
- 3) stormwater management and erosion and sediment control plans must meet Phase II NYSDEC regulations and
- 4) the building/site should be developed and maintained in an aesthetically pleasing manner (from all directions) through use of items such as building design/materials, fencing, landscaping etc.), particularly given that the site is visible from highly traveled streets (Main, Union and Miller Street) and the NYS Canal Corridor. Rite Aid will likely have building/site design options available that meet the character the Village desires. The Board recommended that "Preparing Village Main Streets for Planning-Newark, NY" (prepared by the Genesee Finger Lakes Regional Planning Council, June 2007) should be used as a reference document for design alternatives.

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

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

**Motion** – Mr. Ruth  
**Second** – Mr. Thorn  
**Opposed** –  
**Abstention** –  
**Motion carried**

**Robert Nolan, 117 Burnham Heights, T. Macedon**

Area Variance, Tax Map Ref. No. 64111-00-246666

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Front setback of 45' where 60' is required

**Comments:**

- 1) the hardship criteria that are required to grant the area variance must be substantiated at the local level and
- 2) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed single family residence remain compatible with surrounding land uses.

**Walter McDade, 5677 Ontario Center Road, T. Ontario**

Area Variance. No. 62116-00-869879

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22'x22' detached garage

**Comments:**

- 1) the hardship criteria that are required to grant the area variance must be substantiated at the local level and
- 2) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed garage remain compatible with surrounding land uses.

**Harold R. Jacobs, 3089 Quaker Road, T. Palmyra**

Final Subdivision Plan, Tax Map Ref. No. 64111-07-716893

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2 lot subdivision, lot 1 - 1.040 acres, remaining - 1.697 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) future plans (if any) for the total acreage should be considered and
- 3) screening (e.g. fence, berm, landscaping, etc.) should be used to help future development (if any) remain compatible with surrounding land uses.

**Katlynn Marine, 7448 Route 14, V. Sodus Point**

Area Variance, Tax Map Ref. No. 71119-18-256127

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100'x200' metal storage bldg

The applicant, the project engineer and members of the public were allowed to speak before the Board deliberated. After deliberation, Mr. Ruth made a motion to Disapprove with comments, Mr. Guthrie Seconded. Mr. LeRoy abstained. Mr. Lockwood opposed. **The motion did not carry.**

**Action** – no action taken

**Comments:**

- 1) the hardship criteria that are required to grant the area variance must be substantiated at the local level and
- 2) setback distances (and associated parcel area) should be large enough to allow for functional items such as building maintenance from the landowners property (i.e. there should be no need to access adjacent property).

**Other Business:**

There was a request that a second letter be sent to the Village of Sodus Point summarizing the public's concerns with the Katlynn Marine application, with correspondence received from the public attached. Concerns mentioned were: Discrepancy with Village Code regarding boat storage in Industrial rather than Waterfront/Commercial, Flooding, Drainage and Historic character of the Village.

A motion was made by Mr. Burgess to adjourn the meeting. Seconded by Mr. Schuth.

There being no further business, the meeting was adjourned at 9:02 PM.

Respectfully submitted,  
Tracy Lambie, Secretary