

WAYNE COUNTY PLANNING BOARD
MINUTES
August 27, 2014

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

Present: Ken Burgess, Robert Burns, Steve Guthrie, Bob Hutteman, Matt Krolak, Dave LeRoy, Larry Lockwood, Mike Melino, Larry Ruth, Mike Schuth, Ken VandeWalle

Staff: Bret DeRoo, Tracy Lambie

JULY 2014 MINUTES

Action – Approve
Motion – Mr. Ruth
Second – Mr. VandeWalle
Abstention –
Motion carried

ZONING AND SUBDIVISION REFERRALS

Katlynn Storage, 7482 Route 14, V. Sodus Point
Special Permit, Tax Map Ref. No. 71119-18-315146

Commercial boat cradle and equipment storage. Applicant and public comments were heard.

Action – Approve with Comments
Motion – Mr. Hutteman
Second – Mr. VandeWalle
Opposed –
Abstention – Mr. LeRoy
Motion carried

Comments:

A landscaping plan should be reviewed and approved by the Village to help ensure the proposed use of this parcel is compatible with surrounding land uses.

Auto Zone, 344 Route 31, T. Macedon

Final Site Plan, Final Subdivision Plan, Tax Map Ref. No. 61111-00-253723, 61111-00-277720

3 lot subdivision, Lot 1 site plan.

Action – Approve with Comments
Motion – Mr. Ruth
Second – Mr. Burns
Opposed – Mr. Guthrie
Abstention –
Motion carried

Comments:

- 1) future plans (if any) for the total acreage should be considered (i.e. are there any known plans for Lot 2 and Lot 3?),

- 2) all necessary NYS Department of Transportation and Wayne County Highway (Public Works Department) work/driveway permits and/or approvals must be obtained,
- 3) stormwater management and erosion and sediment control plans must meet Phase II NYSDEC regulations,
- 4) all toxic/hazardous materials must be properly stored, used and disposed of,
- 5) 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 NYS Rt. 31 (NYS Canal Corridor). AutoZone will likely have building/site design options available that meet the character the Town desires and
- 6) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed commercial development remain compatible with surrounding land uses (e.g. mitigate visual and noise impacts, particularly as they relate to adjacent residential uses).

Aaron Preston, 1640 Route 104, T. Ontario

Special Permit, Tax Map Ref. No. 62117-12-847662

Landscaping business

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Burgess

Opposed –

Abstention – Mr. Melino

Motion carried

Comments:

- 1) the building and site should be developed/maintained in an aesthetically pleasing manner (i.e. through use of design/materials, landscaping, screening, etc.) as the parcel is located on the highly traveled NYS Rt. 104,
- 2) outside storage should be limited (e.g. equipment in disrepair should not be permitted to accumulate),
- 3) any/all necessary NYS Department of Transportation permits must be obtained (if necessary-applicant appears to propose use of an existing NYS Rt. 104 driveway),
- 4) any toxic/hazardous materials should be properly stored, handled and disposed of and
- 5) screening (e.g. fence, berm, landscaping, etc.) should be used to help the commercial development remain compatible with surrounding land uses (i.e. mitigate visual and noise impacts between this proposal and adjacent residential uses located along Ridge Road). The Board discussed the potential of modifying the submitted sketch plan so the proposed mulch/stone storage area would be placed along the southern property line rather than the eastern (e.g. use the mulch /stone “bins” for screening).

Town of Williamson Zoning

Amend Text

Action – Approve with Comments

Motion – Mr. Burgess

Second – Mr. Schuth

Opposed –

Abstention –

Motion carried

Comments:

- 1) the proposed zoning code update should be undertaken “in accord with a well-considered plan” or “in accordance with a comprehensive plan”, as referenced in the James A. Coon Local Government Technical Series, “Zoning and the Comprehensive Plan” and
- 2) the Town attorney should review and approve the proposed amendment.

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. Ruth

Second – Mr. VandeWalle

Opposed –

Abstention –

Motion carried

DePoint Subdivision, 3278 Schilling Road, T. Marion

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 65114-00-723032, 65113-00-745977

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,
- 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) future plans (if any) for the total acreage should be considered and
- 4) the property owner/s should be aware that portions of the parcel may contain (or be near) both National wetland and NYS Department of Environmental Conservation designated wetland areas and FEMA flood zone area and any planning/development should be done in accordance with applicable regulations.

Timothy & Kelly Hunter, 3216 Jeffery Road, T. Palmyra

Final Site Plan / Final Subdivision Plan, Tax Map Ref. No. 64112-00-843860, 64112-00-852728

3 lot subdivision, build new house behind existing house.

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,
- 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) any proposed driveway should meet applicable NYS Uniform Fire Prevention and Building Codes (e.g. access for emergency service vehicles should be provided, if applicable),
- 4) future plans (if any) for the total acreage should be considered,
- 5) the property owner/s should be aware that portions of the parcel may contain (or be near) both National wetland and NYS Department of Environmental Conservation designated wetland areas and any planning/development should be done in accordance with applicable regulations.

Marvin Mozzeroni's Pizza, 129 Main Street, V. Macedon

Sign Permit, Tax Map Ref. No. 62111-08-992914

Comments:

The applicant is permitted to replace the 2 existing signs with new signs of the same size and shape (this supports the Code Officer's comments found in their August 19, 2014 Memo to the Village of Macedon Planning Board).

JAB Property Management, LLC., 14 Main Street (Stone St. ext), V. Macedon

Final Subdivision Plan, Tax Map Ref. No. 62112-19-589011

3 lot subdivision

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,
- 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) future plans (if any) for the total acreage should be considered and
- 4) the property owner/s should be aware that portions of the parcel may contain (or be near) both National wetland and FEMA flood zone area and any planning/development should be done in accordance with applicable regulations.

Other Business:

The Board was given a training reminder.

There being no further business, the meeting was adjourned at 8:13 PM.

Respectfully submitted,
Tracy Lambie, Secretary