

WAYNE COUNTY PLANNING BOARD
MINUTES
February 26, 2014

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

Present: Steve Buisch, Ken Burgess, Steve Guthrie, Bob Hutteman, Matt Krolak, Dave LeRoy, Mike Melino, Larry Ruth, Mike Schuth, Ron Thorn

Staff: Bret DeRoo, Tracy Lambie

Guests: Frank Zappia, Jennifer Murray (Bonin), Geff Yancey (Bonin), John S. Bonin, Mike Greene (Beckenbach, Dlugosh)

JANUARY 2014 MINUTES

Action – Approve

Motion – Mr. Guthrie

Second – Mr. Schuth

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Frank Zappia, 201 Ford Street, 107 South Orchard St., V. Newark
Amend Map, Area Variance, Use Variance, Tax Map Ref. No. 68111-18-409220
Waiver of Subdivision, convert office space back to single family home.

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

Abstention –

Motion carried

Comments:

Considering past and current on-site uses, existing on-site infrastructure/development, parcel zoning (I-1), and community character (mixture of commercial/industrial and residential), the board felt the proposal could be compatible with surrounding land uses. They also had the following comments:

- 1) NYS Uniform Fire Prevention and Building Codes must be met and
- 2) the hardship criteria that are required to grant the area and use variances must be substantiated at the local level.

Bonin Subdivision, 6815 Briscoe Cove Road, T. Sodus
Preliminary Subdivision, Tax Map Ref. No. 71118-00-738284
Split and transfer existing parcel

Action – Approve with comments

Motion – Mr. Guthrie

Second – Mr. Burgess

Opposed –

Abstention – Mr. LeRoy

Motion carried

Beckenbach Site Plan, 14 Main Street, V. Macedon

Preliminary Site Plan, Tax Map Ref No. 62112-19-589011

Residential Home

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Hutteman

Opposed –

Abstention –

Motion carried

Comments:

- 1) the proposed wastewater treatment system must meet NYS Department of Health regulations,
- 2) the driveway should have sight distances available that meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 3) emergency service vehicle access should meet NYS Uniform Fire Prevention and Building Code,
- 4) screening should be considered to help provide compatibility between the proposed residence and surrounding land uses,
- 5) stormwater management and erosion and sediment control plans must meet Phase II NYSDEC regulations,
- 6) the property owner/s should be aware that portions of the parcel (near the canal) may contain National wetland area (mapping available online at (<http://www.fws.gov/wetlands/Wetlands-Mapper.html>) as well as FEMA flood zone area (mapping available online at <https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1>) and any planning/development should be done in accordance with applicable regulations and
- 7) future plans (if any) for the total holdings should be considered.

Thomas & Jean Dlugosh, Wilkinson Road, T. Macedon

Preliminary / Final Site Plan, Tax Map Ref. No. 61111-00-123120

Single family home

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Buisch

Opposed –

Abstention –

Motion carried

Comments:

- 1) the proposed wastewater treatment system must meet NYS Department of Health regulations,
- 2) the driveway should have sight distances available that meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 3) emergency service vehicle access should meet NYS Uniform Fire Prevention and Building Code,
- 4) screening should be considered to help provide compatibility between the proposed residence and surrounding land uses,
- 5) stormwater management and erosion and sediment control plans must meet Phase II NYSDEC regulations,
- 6) the property owner/s should be aware that a portion of the parcel (northern) may contain National wetland area (mapping available online at (<http://www.fws.gov/wetlands/Wetlands-Mapper.html>) and
- 7) future plans (if any) for the remaining acreage should be considered.

Local Law No 2 of 2014, T. Huron

Amend Text

Limit short term residential rental uses (less than 2 weeks) so as to require Special Permit in R1A, R-15,000 and resort districts

Action – Approval with Comments

Motion – Mr. Hutteman

Second – Mr. Melino

Opposed –

Abstention – Mr. Guthrie

Motion carried

Comments:

- 1) the proposed zoning amendment 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, “Adopting Zoning for the First Time” and
- 2) the Town attorney should review and approve the proposed amendment.

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

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

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

Action – Disapprove with Comments

Motion – Mr. Buisch

Second – Mr. Melino

Opposed – Mr. Ruth

Abstention –

Motion carried

Comments:

The Board does not necessarily wish to discourage the proposal, but they did have concerns and unanswered questions regarding items they are charged by General Municipal Law to consider. Unfortunately, no one attended the meeting to represent the referral. Therefore the Board was unable to fully address their questions/concerns which were predominately associated with the proposal’s “traffic generating characteristics”. They felt the proposed truck path (per Preliminary Site Plan, Revised 01/31/14) would impede traffic flow on West Union Street. They also felt the proposed South Main Street access would lead to unsafe traffic flow conditions and therefore recommended that it be removed from the plan. The following were additional comments:

- 1) the preliminary site plan (Revised 01/31/14) should be modified to ultimately reflect reviewing and approving agency/department comments, particularly in relation to the traffic generating characteristics the proposal will have (e.g. Newark DPW, Fire, Police, NYS Department of Transportation),
- 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.

Windmill Farms Farm Labor Camp, 7300 Lakeside Road, T. Ontario
Special Permit, Preliminary / Final Site Plan, Tax Map Ref No. 61118-00-981924
Additional 24'x44' one story farm labor housing

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Thorn

Opposed – Mr. Krolak

Abstention – Mr. Melino

Motion carried

Comments:

- 1) all necessary local and NYS permits/regulations must be obtained/followed (e.g. NYS Department of Agriculture and Markets, NYS Department of Health, NYS Department of Labor and NYS Uniform Fire Prevention and Building Codes),
- 2) emergency service vehicle access should meet NYS Uniform Fire Prevention and Building Code,
- 3) the proposed housing should be compatible with on-site as well as surrounding land uses and
- 4) future plans (if any) for the remaining acreage should be considered.

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

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

Motion – Mr. Guthrie

Second – Mr. Schuth

Abstention –

Motion carried

Christopher B. Zian, 3603 Newark Road, T. Marion
Final Subdivision Plan, Tax Map. Ref. No. 65114-00-833257
Convey 0.096 acres to 65114-00-921319

Comments:

- 1) future plans (if any) for the total holdings should be considered

Other Business:

Mr. DeRoo informed the Board that the County Planning Board Bylaws are outdated. Copies will be sent to the Board for review and future updates.

A training reminder was given.

Mr. Buisch made a motion to adjourn the meeting at 8:05 PM, seconded by Mr. Hutteman. There being no further business, the meeting was adjourned.

Respectfully submitted,
Tracy Lambie, Secretary