

**WAYNE COUNTY PLANNING BOARD**

**MINUTES**

July 29, 2015

Vice-Chairman, Ken Burgess called the July meeting of the Wayne County Planning Board to order at 7:00 p.m. in the Wayne County Courthouse in Lyons, New York.

Board Present: Ronald Baker, Ken Burgess, Robert Burns, Steve Guthrie, Bob Hutteman, Matt Krolak, Larry Lockwood, Robert Peters, Larry Ruth, Ron Thorn

Staff: Bret DeRoo, Tracy Lambie

**JUNE 2015 MINUTES**

**Action** – Approve

**Motion** – Mr. Guthrie

**Second** – Mr. Burns

**Abstention** –

**Motion carried**

**ZONING AND SUBDIVISION REFERRALS**

**Photovoltaic (PV) System, 3600 Lorraine Drive, T. Walworth**

Preliminary / Final Site Plan, Tax Map Ref. No. 63114-00-188272

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Installation of solar array

**Action** – Approve with comments

**Motion** – Mr. Guthrie

**Second** – Mr. Lockwood

**Opposed** –

**Abstention** – Mr. Ruth

**Motion carried**

**Comments:**

- 1) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed photovoltaic development remain compatible with surrounding land uses and
- 2) there should be no photovoltaic system structures within the nearby cell tower fall zone.

**Lakeview Health Services, Route 31, T. Macedon**

Preliminary/Final Site Plan, Tax Map Ref. No. 63111-00-357855

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60 unit, 1 bedroom multiple family residence

**Action** – Approve with comments

**Motion** – Mr. Burns

**Second** – Mr. Krolak

**Opposed** –

**Abstention** –

**Motion carried**

**Comments:**

- 1) the property owner/s should be aware that portions of the parcel may contain (or be near) FEMA flood zone area as well as National wetland area and any planning/development should be done in accordance with applicable regulations,

- 2) the building/site should be developed in a manner that helps it remain compatible with surrounding land uses and is also aesthetically pleasing 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 (Canal Corridor),
- 3) all proposed development, water supply and access (private drive) must meet NYS Uniform Fire Prevention and Building Codes,
- 4) local emergency service providers should review plans to ensure that proposed development can be accessed and served (e.g. ambulance, fire and police),
- 5) any/all necessary local and state (e.g. NYS Department of Environmental Conservation - stormwater management and erosion and sediment control plans and NYS Department of Health) approvals/permits must be obtained and
- 6) future plans for the total acreage should be considered, including tax parcel ID # 63111-00-298861, 1.53 acres (e.g. what will happen with the existing building on this parcel and will the parcel be merged with tax parcel ID # 63111-00-357855 as proposed in the past?).

**Aaron Preston, 1640 Route 104, T. Ontario**

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

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Farmers' market at existing landscaping business

**Action** – Approve with modification with comments

**Motion** – Mr. Guthrie

**Second** – Mr. Ruth

**Opposed** –

**Abstention** –

**Motion carried**

**Comments:**

The modification relates to the Board's recommendation that the 7 - 10' x 10' vendor areas that are proposed on the provided sketch plan, just south of NYS Rt. 104 and just west of the driveway, be relocated elsewhere on the property if needed (i.e. away from NYS Rt. 104 and the driveway). The Board felt this would be a safer design alternative and help maintain a needed buffer between proposed vendor areas and traffic. The following are the comments that were made (many are similar to those found in the WCPB letter from their August 27, 2014 review of the special permit for the landscaping business):

- 1) any/all applicable NYS Department of Transportation permits/recommendations must be obtained/followed (e.g. no development should take place in the NYS Department of Transportation right-of-way, there should be no parking on the shoulder of NYS Rt. 104, the existing driveway should not be modified without a new permit, etc.),
- 2) proposed on-site traffic circulation and parking areas should be delineated on the sketch plan and determined to be adequate for the existing business and proposed farmer's market,
- 3) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations and no on-site development (e.g. proposed vendor areas) should impede available sight distance,
- 4) the site should be developed/maintained in an aesthetically pleasing manner (i.e. through use of items such as landscaping, screening, etc.) as the parcel is located on the highly traveled NYS Rt. 104,
- 5) outside storage should be limited (e.g. equipment in disrepair should not be permitted to accumulate),
- 6) 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),
- 7) any toxic/hazardous materials (associated with either business) should be properly stored, handled and disposed of and
- 8) future plans (if any) for the total acreage should be considered.

**Martin Beckenbach, 3000 Leroy Road, T. Palmyra**

Special Permit, Tax Map Ref. No. 64113-00-498343

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60'x2100' private grass airstrip. Mr. Beckenbach presented. This was a Conceptual review only. No action to be taken at this time. This will return at a later date.

**Action** – No action

**Motion** –

**Second** –

**Opposed** –

**Abstention** –

**Motion carried**

**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. Hutteman

**Opposed** –

**Abstention** –

**Motion carried**

**Kenneth & Susan Pulcini, Walworth Road, T. Macedon**

Preliminary / Final Subdivision Plan, Tax Map Ref. No. 63111-00-796898

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One 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) a driveway permit should be obtained from the Wayne County Highway Department (Department of Public Works) should a driveway be proposed that provides access to Walworth Road,
- 4) future plans (if any) for the total acreage should be considered,
- 5) the property owner/s should be aware that portions of the “parent” and proposed parcel may contain (or be near) National wetland area and NYSDEC wetland area and any planning/development should be done in accordance with applicable regulations and
- 6) given the configuration of the proposed lots, the Board wanted to confirm that they meet the town’s development standards.

**ABV Craft Beverages, 108 Main Street, V. Macedon**

Sign Permit, Tax Map Ref. No. 62111-08-908932

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Replace existing sign

**Comments:**

The proposed signage should not impede available sight distances.

**Vandermallie Subdivision, Lot 1, 2276 Ridge Road, T. Ontario**

Preliminary / Final Subdivision Plan, Tax Map Ref. No. 63117-00-653258

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2 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) a driveway permit should be obtained from the Wayne County Highway Department (Department of Public Works) should a new driveway be proposed that provides access to Ridge Road,
- 4) the property owner/s should be aware that portions of the parcel may contain (or be near) FEMA flood zone area as well as National wetland area and any planning/development should be done in accordance with applicable regulations and
- 5) future plans (if any) for the total acreage should be considered.

**Karl Withers, 8565 Greig Street, V. Sodus Point**  
Special Permit, Tax Map Ref. No. 71119-19-534120

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Extend permanent 80' dock to 144'.

**Comments:**

- 1) any/all necessary NYS Department of Environmental Conservation and U.S. Army Corps of Engineers approvals/permits must be obtained,
- 2) the Board noted that it does not wish to establish a precedent for excessive development within public waters and recommends that construction be limited to the minimum needed and
- 3) the property owner/s should be aware that portions of the parcel appear to contain (or be near) National wetland area as well as FEMA flood zone area and any planning/development should be done in accordance with applicable regulations.

**Kummerow Subdivision, Section 4, Whitney Road, T. Walworth**

Preliminary/Final Subdivision Plan, Preliminary/Final Site Plan, Tax Map Ref. No. 61116-00-080763

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1 acre subdivision, residential site plan

**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 and
- 3) future plans (if any) for the total acreage should be considered.

**Other Business:**

Notice of upcoming Department of State training was given. Details to come.

There being no further business, the meeting was adjourned at 8:30 PM.

Respectfully submitted,  
Tracy Lambie, Secretary