

WAYNE COUNTY PLANNING BOARD

MINUTES

July 30, 2014

Secretary, 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.

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

Staff: Bret DeRoo, Tracy Lambie

Guests: Sean Whittaker (NewCut), Rick Page (NewCut), Pat Abold (A&P), Domenic Emilio (NewCut), Gary Smith (Pheasant Run), Paul Barry (HEP), Kurt Charland (Arcadia Shopping), Justin Lattierre (Arcadia Shopping)

JUNE 2014 MINUTES

Action – Approve

Motion – Mr. Guthrie

Second – Mr. Ruth

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

NewCut, 401 West Shore Blvd., V. Newark

Preliminary/Final Site Plan, Tax Map Ref. No. 67111-20-750200

20,000 sq. ft. facility. Domenic Emilio presented.

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Melino

Opposed –

Abstention –

Motion carried

Comments:

- 1) future plans (if any) for the total industrial park acreage should be considered to help determine how all existing and proposed uses will remain compatible,
- 2) any/all toxic/hazardous materials must be properly stored, used and disposed of,
- 3) the proposed driveways should have sight distance available that will meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 4) stormwater management and erosion and sediment control plans must meet Phase II NYS Department of Environmental Conservation regulations and
- 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, screening etc.), particularly given that the site is near the NYS Canal Corridor.

A&P Auto Parts, 2384 Creek Road, T. Macedon

Special Permit, Tax Map Ref. No. 63111-00-805399

Modify special permit to allow 2nd building, 15,000 sq. ft. Pat Abold presented.

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. VandeWalle

Opposed –

Abstention –

Motion carried

Comments:

- 1) any future plans for the parcel should be considered (i.e. is more business expansion anticipated and if so, what facilities would be required?),
- 2) all necessary NYS Department of Environmental Conservation permits/approvals must be obtained,
- 3) any/all toxic/hazardous materials must be properly stored, used and disposed of,
- 4) outside storage should be limited,
- 5) screening (e.g. fence, berm, landscaping, etc.) should be used to help the development remain compatible with surrounding land uses (visual and noise impacts),
- 6) dust generated from use of driveway should be mitigated if necessary,
- 7) hours of operations should be understood and
- 8) 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.

Pheasant Run Subdivision, Lot 25, Tanaberry Circle, T. Macedon

Preliminary/Final Site Plan / Preliminary/Final Subdivision Plan, Tax Map Ref. No. 61113-00-828890

1 lot subdivision, single family home. Gary Smith presented.

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Hutteman

Opposed –

Abstention –

Motion carried

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 (i.e. how many more lots are proposed for development in this subdivision?, is emergency service vehicle access satisfactory for total subdivision build-out?, will Tanaberry Circle link to Spragbrook, etc.?) and
- 4) stormwater management and erosion and sediment control plans must meet Phase II NYS Department of Environmental Conservation regulations.

HEP Materials Corp., 6576 Ruote 31 East, V. Newark

Area Variance, Tax Map Ref. No. 69111-00-028084, 69111-00-015092

6 attached signs where one permitted. Paul Barry presented.

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

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

Motion – Mr. Guthrie

Second – Mr. Buisch

Opposed –

Abstention –

Motion carried

Comments:

- 1) the hardship criteria that are required to grant the area variance must be substantiated at the local level and
- 2) lighting that is planned to illuminate the proposed signs should be installed in a manner that will not create off-site “light pollution” or produce a glare that impedes traffic flow on NYS Rt. 31.

Arcadia Shopping Center, 6740 Route 31 East, V. Newark

Area Variance / Preliminary/Final Site Plan, Tax Map Ref. No. 69111-00-253216

16,800 sq. ft. retail structure. Justin Lattierre and Kurt Charland presented.

Action – Approve with Comments

Motion – Mr. Melino

Second – Mr. Ruth

Opposed – Mr. Guthrie

Abstention –

Motion carried

Comments:

- 1) the hardship criteria that are required to grant the area variance must be substantiated at the local level,
- 2) the property owner/s should be aware that portions of the parcel may contain (or be near) both National wetland and FEMA flood zone and any planning/development should be done in accordance with applicable regulations,
- 3) stormwater management and erosion and sediment control plans must meet Phase II NYS Department of Environmental Conservation regulations,
- 4) future plans (if any) for the total plaza acreage should be considered to help determine how all existing and proposed uses will remain compatible,
- 5) potential tenants for the remaining (proposed) building square footage should be considered,
- 6) traffic impacts (traffic flow/circulation, parking areas, existing driveways and intersections, etc.) should be determined for this proposal as well as how it relates to surrounding development (e.g. Walmart),
- 7) the east wall of the proposed Verizon building should be fire rated per applicable NYS Uniform Fire Prevention and Building Code and
- 8) 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 the highly traveled NYS Rt. 31 (NYS Canal Corridor).

Eagle Mechanical & General Construction, 11371 Ridge Road, T. Huron

Special Permit, Tax Map Ref. No. 75117-00-048542

Operate HVAC/Plumbing business

Action – Approve with Comments

Motion – Mr. Buisch

Second – Mr. Melino

Opposed –

Abstention – Mr. Lockwood

Motion carried

Comments:

- 1) future plans for the parcel and building should be considered (if any) to ensure that proposed and surrounding land uses (which include Head Start, D and L Disposal and residential) will remain compatible,
- 2) screening (e.g. fence, berm, landscaping, etc.) should be used to help the development remain compatible with surrounding land uses (mitigate visual and noise impacts),

- 3) 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, property maintenance, fencing, landscaping, screening etc.), particularly given that the site is located on the NYS Seaway Trail,
- 4) outside storage should be limited,
- 5) any/all toxic/hazardous materials must be properly stored, used and disposed of,
- 6) dust generated from use of driveway should be mitigated if necessary and
- 7) hours of operations should be understood.

Lyons National Bank, 6250 Furnace Road, T. Ontario
Preliminary/Final Site Plan, Tax Map Ref. No. 63117-10-396644

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Buisch

Opposed –

Abstention – Mr. Melino

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 and any planning/development should be done in accordance with applicable regulations,
- 2) potential tenants for the remaining building square footage (if any) should be considered to help determine the compatibility of the businesses as well as use of the site,
- 3) on-site traffic circulation and its relation to associated parking areas should be taken into consideration given the proposed bank drive thru layout (i.e. will the drive thru traffic flow safely/efficiently as currently designed?) as well as other anticipated building tenants (if any).

Ontario View Industrial Park, 493 Route 104, T. Ontario

Special Permit/Preliminary/Final Site Plan/Preliminary/Final Subdivision Plan, Tax Map Ref. No. 61117-00-433805

Subdivide into 2 lots. Build and operate three 8-unit office/warehouse bldgs for individual unit leasing/outdoor seasonal recreational vehicle storage

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Schuth

Opposed –

Abstention – Mr. Melino

Motion carried

Comments:

- 1) 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,
- 2) stormwater management and erosion and sediment control plans must meet Phase II NYS Department of Environmental Conservation regulations,
- 3) future plans (if any) for the total acreage should be considered,
- 4) Timothy Lane should be extended to the eastern-most extent of the property owner/s holdings,
- 5) access to the site needs to be provided from Timothy Lane, NOT NYS. Rt. 104 and
- 6) the buildings/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 the highly traveled NYS Rt. 104.

Grandpa's Nursery & Gardens, Inc., South Centenary Road, T. Sodus
Special Permit, Tax Map Ref. No. 67116-00-874295

Transfer permit for existing gravel pit

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Krolak

Opposed –

Abstention –

Motion carried

Comments:

- 1) any/all applicable NYS Department of Environmental Conservation requirements /regulations must be met and permits obtained,
- 2) the gravel pit should be operated in a manner that helps it remain compatible with existing land uses and also maintains the relationship between residential and non-residential uses (i.e. through use of berms, minimizing the effects of truck traffic, noise, dust, etc.),
- 3) 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.

Mini-storage / Dale Oltz, 13628 Route 370, T. Wolcott

Special Permit, Tax Map Ref. No. 77117-00-952426

Install four 20'x120' storage units and one 30'x120' unit

Action – Disapprove with Comments

Motion – Mr. Melino

Second – Mr. Schuth

Opposed – Mr. Ruth

Abstention – Mr. Burgess

Motion carried

Comments:

The Board felt the application should have additional information to help them consider the items that they are charged to review by General Municipal Law, Section 239-1.2.

The following are comments that the Board would like considered regardless of the decision:

- 1) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 2) proposed development should be implemented in a manner that helps it remain compatible with existing land uses and also maintain the relation between residential and non-residential uses (i.e. through use of building design/materials, buffering/landscaping, berms etc.),
- 3) 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, screening etc.),
- 4) stormwater management and erosion and sediment control plans must meet Phase II NYS Department of Environmental Conservation regulations and
- 5) future plans (if any) for the total acreage should be considered.

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. Schuth

Opposed –

Abstention –

Motion carried

Mennonite School, 3277 Lakes Corners Rose Valley Road, T. Rose

Area Variance, Tax Map Ref. No. 73113-00-035927

School on 3 acres where 5 is required

Comments:

The hardship criteria that are required to grant the area variance should be substantiated at the local level.

Valerie Macaluso, 3603 Newark Road, T. Marion

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 65114-16-919331, 65114-00-833257, 65114-16-921319

Convey 0.731 acres from 65114-00-833257 (3603) to 65114-16-919331 (3625), Convey 0.096 acres to 65114-00-921319 (3615)

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 and any planning/development should be done in accordance with applicable regulations.

Pietrosante Subdivision, 310 Atlantic Avenue, T. Walworth

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 61115-00-222284

Subdivide 1.0 acre with residence

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.

Smith-Hatch Subdivision, 484 Lake Road, T. Ontario

Preliminary/Final Site Plan / Preliminary / Final Subdivision Plan, Tax Map Ref. No. 61119-00-445171

Subdivide 2 lots, build single family home on lot 2

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.

Dailey Subdivision, 835 Victor Road, T. Macedon

Preliminary / Final Subdivision Plan, Tax Map Ref. No. 61110-00-744887

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) 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 and any planning/development should be done in accordance with applicable regulations.

Other Business:

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

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

Respectfully submitted,
Tracy Lambie, Secretary