

WAYNE COUNTY PLANNING BOARD

MINUTES

March 26, 2014

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

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

Staff: Bret DeRoo

Guests: Monica Deyo, Robert Burns, F. J. Buholtz (McDonalds)

FEBRUARY 2014 MINUTES

Action – Approve

Motion – Mr. Buisch

Second – Mr. Hutteman

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

McDonalds Corporation, 531 West Union Street, V. Newark

Preliminary / Final Site Plan, Tax Map Ref. No. 67111-20-950060, 67111-20-936062

3,911 sq. ft. restaurant with drive in facility

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

Abstention –

Motion carried

Comments:

- 1) any/all necessary NYS Department of Transportation permits/approvals must be obtained,
- 2) stormwater management and erosion and sediment control plans must meet Phase II NYS Department of Environmental Conservation regulations and
- 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 etc., particularly given that the site is visible from the highly traveled Union Street (NYS Canal Corridor). The Board felt that McDonald's Corporation will likely have building/site design options available that meet the character the Village desires.

Gary Partridge, 11711 Tompkins Point Road, T. Wolcott

Special Permit, Tax Map Ref. No. 75120-18-467038

1,400 sq. ft. home on less than one acre

Action – Disapprove with comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

**Abstention –
Motion carried**

Comments:

The Board was not necessarily opposed to the proposal, but felt that a more detailed site plan should be provided to help them consider the items they are charged to review by General Municipal Law, Section 239-1.2.

The following are comments that the Board has made in past (similar) reviews:

- 1) the proposed structure must meet NYS Uniform Fire Prevention and Building Codes, including setbacks from property lines,
- 2) consideration should be given to a design/plan that would increase (improve) the setbacks from the house to the property lines,
- 3) the septic system must meet NYS Department of Health regulations (i.e. the proposed structure should meet required wastewater treatment system setbacks),
- 4) the structure should be cited so that it will not interfere with adjacent property owner/s views of Port Bay and
- 5) the applicant should be aware that FEMA flood zone exists around the perimeter of much of Port Bay and any development should be done in accordance with applicable FEMA flood zone regulations.

Other Business:

There was discussion on the need to update the County Planning Board bylaws.

A package provided by Mr. Ruth was handed out describing meeting procedures.

A training reminder was given to the board.

Mr. Buisch made a motion to adjourn the meeting at 7:19 PM, seconded by Mr. Hutteman. There being no further business, the meeting was adjourned.

Respectfully submitted,
Tracy Lambie, Secretary