

WAYNE COUNTY PLANNING BOARD
MINUTES
August 27, 2008

Chairman John Zornow called the August meeting of the Wayne County Planning Board to order at 7:00 p.m. in the Court House in Lyons, New York.

Present: Steve Buisch, Nelson Cook, Monica Deyo, Leroy Hollier, Larry Lockwood, Doc Malchoff, Larry Ruth, Jim Switzer, Ron Thorn, Ken VandeWalle, John Zornow

Staff: Bret DeRoo and Susan Pullen

Guests: Joe Serbin (NY Land & Lakes)

MINUTES

Motion made by Mr. Ruth to Approve the July minutes. Seconded by Mr. Switzer. Motion Carried.

ZONING AND SUBDIVISION REFERRALS

New York Land and Lakes Development, 7545 Hapeman Road, T. Wolcott 8/08-102
Final Subdivision Plan, Tax Map Ref. No: 76119-00-767275

Referral to split 92 acre into 9 large parcels to be subdivided with strict covenants. Mr. Serbin was present to answer questions. There are 40 acres on one side of the road with a pond and the remaining acreage is across the road. There is a house on the west side of the road and a barn on the east side of the road. There are wetlands on the property boundary. The lots will have no less than 230' of road front. The lots will have wells and Mr. Serbin indicated there has been no problem securing water yet. There are very strict covenants, some of which are: only one dwelling allowed per parcel, there will be no additional homes, no mobile homes and no further subdivision of the lot allowed, no commercial or industrial use of the property except for bed and breakfast businesses, all required permits must be obtained, compliance with storm water pollution prevention plans, and driveways must be approved by the town highway superintendent.

Motion made by Mr. Ruth for approval with the following conditions: : 1) each proposed lot should be configured to provide driveway sight distances that will meet American Association of State Highway Transportation Officials (AASHTO) recommendations, 2) Wayne County Highway Department driveway permits will be required when lots and driveways are developed, 3) all on-site National and NYSDEC designated wetlands should be avoided/mitigated, 4) stormwater and erosion and sediment control measures for the entire subdivision must meet Phase II NYSDEC regulations, 5) all septic systems must meet NYS Department of Health regulations and 6) all protective covenants must be adhered to. Seconded by Mrs. Deyo. Motion Carried.

Wind Energy Collector, 309 Lake Road, T. Ontario 8/08-99
Special Permit, Area Variance, Tax Map Ref. No: 61119-00-220392

Referral to construct a 120' wind energy collector for personal use. The property is located near the county line, north of Lake Road. This is a bowling alley lot, approx. 172' wide. This area is a highly priced residential area. The fall zone of the tower would be approx. 130'.

Motion made by Mrs. Deyo for Denial as there were concerns that the proposed wind energy conversion system would not be compatible with the neighborhood or adjacent property given that the “fall zone” is not fully contained on the applicant’s property. Seconded by Mr. Switzer. Motion Carried.

Johnson-Hillegeer Subdivision, 7101 Knickerbocker Road, T. Ontario 8/08-103
Preliminary/Final Subdivision Plan, Tax Map Ref. No: 63118-00-195717

Referral for a resubdivision of a lot into one 20 acre parcel and one 22.587 acre parcel. The subdivision was reviewed in 2007 as a 5 acre subdivided lot.

Motion made by Mr. Switzer for approval, sounded by Mr. Ruth. Motion Carried.

The following referrals were reviewed and determined to be of no intermunicipal or countywide impact. Unless otherwise noted, motion made by Mr. Switzer, seconded by Mrs. Deyo, to return these referrals to their respective town/village to be handled as local matters. Motion Carried.

Macedon Marketplace, 515 Sampson Drive, T. Macedon 8/08-104
Area Variance, Tax Map Ref. No: 61110-00-443811

Number and size of signs exceeds code

Sapp/SanFillipo Subdivision, 2865 Route 350, T. Macedon 8/08-105
Final Subdiv Plan, Tax Map Ref. No: 63113-00-027375, 62113-00-974414

2 lots (realty subdivision to reconfigure lot lines)

Paul Smith, 1262 Route 31F, T. Macedon 8/08-106
Area Variance. Tax Map Ref. No: 62112-06-424812

Expansion of non-conforming garage, 13’ side setback

Phillip Darrow, 1972 Woodgate Drive, T. Ontario 8/08-107
Area Variance, Tax Map Ref. No: 63118-18-293227

Variance for existing storage shed

Orchard View Builders, Lot 208, Orchard View Estates, T. Walworth 8/08-100
Prelim/Final Subdiv Plan, Tax Map Ref. No: 63114-00-508589

Relocate north property line which reduces lot size for #209 and increases size of lot #208

Orchard View Builders, Parcel east of future parcel lots 322, 323, T. Walworth 8/08-101
Prelim/Final Subdiv Plan, Tax Map Ref. No: 63114-00-562697

Addition of land parcel to Orchard View Estates Subdivision

OTHER BUSINESS

Agreement to Except Referrals

A copy of the agreement was sent to all board members for review, as this document has been in force since 1993. There is a need for updates to the document. Bret will send a letter to the code officers for suggestions of exemptions.

Training

Annual training workshop will be in the spring of 2009 in Wayne County. We are looking at facilities that would accommodate up to 160 people, possibly schools or C.H. Stuart in Newark. We would like to keep the training centrally located in the county as we may again partner with Seneca County.

Ontario Land Development Regulations

The town will be asking for review of their land use regulations, which is a 131 page document. An executive summary has been requested and will be sent to board members for review in September.

There being no further business, the meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Susan Pullen
Secretary