

WAYNE COUNTY PLANNING BOARD

MINUTES

August 26, 2015

Chairman, Dave Broach called the August 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, Dave Broach, Steve Buisch, Ken Burgess, Robert Burns, Steve Guthrie, Bob Hutteman, Matt Krolak, Larry Lockwood, Larry Ruth

Staff: Bret DeRoo, Tracy Lambie

JULY 2015 MINUTES

Action – Approve

Motion – Mr. Ruth

Second – Mr. Hutteman

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

All-Brite Signs – Verizon Wireless Store, 6774 Route 31 East, V. Newark

Area Variance, Tax Map Ref. No. 69111-00-253216

2nd attached sign. Darryl Clark attended and answered questions.

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. Burns

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) the Village may wish to review applicable regulations to determine if they still meet intended objectives should there be repeated requests for similar variances.

Giovenco Office Building, 6301 Ontario Center Road, T. Ontario

Area Variance, Tax Map Ref. No. 62117-11-733670

Pete Giovenco presented. This application requires a SEQR and will be resubmitted at a later date, therefore no action was taken by the Board.

Action – No action

Motion –

Second –

Opposed –

Abstention –

Motion carried

Comments:

The Board had concerns that the building would be constructed 4' from the property line and felt this was an unsafe location.

Timothy & Stacey Denniston, 211 Hansen Street, V. Palmyra

Area Variance, Tax Map Ref. No. 64111-11-575742

Front porch. Tim Denniston attended and answered questions.

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. Baker

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) the proposed development should be reviewed to determine that it will not impact the Hansen Street right-of-way.

Local Law #3 of 2015 – Moratorium, T. Ontario

Amend Text

180 day moratorium on establishment of pawn broker, collateral loan broaker and/or second hand dealer

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

Abstention –

Motion carried

Comments:

The Town attorney should review and approve the proposed Moratorium.

Subway Restaurant, 2140 Walworth-Penfield Rd, T. Walworth

Special Permit, Tax Map Ref. No. 63114-00-498420

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Burns

Opposed –

Abstention – Mr. Ruth

Motion carried

Comments:

- 1) future plans (if any) for the remaining plaza retail space should be considered and
- 2) all of the existing and proposed on-site uses should be compatible with each other as well as surrounding land uses.

Harold Freeland, 1297 Yellow Mills Road, T. Macedon

Area Variance, Tax Map Ref. No. 64111-00-002426

This 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. Krolak

Opposed –

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 proposed development should be reviewed to confirm that it will not impact the Yellow Mills Road right-of-way and
- 3) the Board recommends that a “driveway warning” sign be considered for installation on Yellow Mills Road in reference to the applicant’s driveway.

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. Guthrie

Second – Mr. Burns

Opposed –

Abstention –

Motion carried

Robert Winebrenner, 116 William Street, V. Palmyra

Use Variance, Tax Map Ref. No. 64111-11-708719

1st floor apartment

Comments:

- 1) the hardship criteria that are required to grant the use variance must be substantiated at the local level,
- 2) there should be adequate on-site parking for the proposed use and
- 3) proposed development must meet NYS Uniform Fire Prevention and Building Codes.

Martin Beckenbach, 3000 Leroy Road, T. Palmyra

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

Pond

Comments:

- 1) future plans (e.g. proposed airstrip) for the total acreage should be considered and the proposed pond should be compatible with existing as well as future development,
- 2) drainage impacts should be reviewed by the applicable (i.e. local, county or state) highway department,
- 3) the USDA Natural Resources Conservation Service and Wayne County Soil and Water Conservation District do offer technical assistance regarding pond development/maintenance and
- 4) the property owner/s should be aware that portions of the 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.

Chad Hendy, Spruce Run Road, T. Macedon

Preliminary/Final Site Plan, Tax Map Ref. No. 63110-00-312687

Single family residence

Comments:

- 1) the proposed development 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 development 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) the property owner/s should be aware that portions of the “parent” and proposed parcel may contain (or be near) National wetland area (mapping available online at <http://www.fws.gov/wetlands/Data/Mapper.html>) and any planning/development should be done in accordance with applicable regulations and
- 4) future plans (if any) for the total acreage should be considered (given the proposed septic system, it appears that Spruce Run will not be extended further).

Kenneth Morrison, Leno Road, T. Macedon

Preliminary/Final Subdivision Plan / Preliminary/Final Site Plan, Tax Map Ref. No. 63111-00-310308

1 lot subdivision, single family residence

Comments:

- 1) the proposed lots/development 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/ development 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) the property owner/s should be aware that portions of the “parent” and proposed parcel may contain (or be near) National wetland area (mapping available online at <http://www.fws.gov/wetlands/Data/Mapper.html>) and NYSDEC wetland area (mapping available online at <http://www.dec.ny.gov/imsmaps/ERM/viewer.htm>) and any planning/development should be done in accordance with applicable regulations and
- 4) future plans (if any) for the total acreage should be considered.

Kruckenbergs Site Plan, 3347 Route 350, T. Walworth

Final Site Plan, Tax Map Ref. No. 62113-00-999897

Single family residence

Comments:

- 1) the proposed development 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 development 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) any/all necessary NYS Department of Transportation approval/permits must be obtained (e.g. driveway permit) and
- 4) future plans (if any) for the total acreage should be considered.

Wayne Delperdange, 2311 Lake Road, T. Ontario

Area Variance, Tax Map Ref. No. 63119-15-718483

Front accessory structure before front line of home

Comments:

- 1) the hardship criteria that are required to grant the area variance must be substantiated at the local level,
- 2) the Town may wish to review applicable regulations to determine if they still meet intended objectives should there be repeated requests for similar variances,
- 3) the buildings/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 Lake Road (Seaway Trail) and

- 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.

Cornelia & Jason Ruedin, 7211 Furnace Road, T. Ontario

Area Variance, Tax Map Ref. No. 63118-07-608819

Accessory structures to house sheep and chickens

Comments:

- 1) the hardship criteria that are required to grant the area variance must be substantiated at the local level,
- 2) if approved, the proposed operation should proceed in a manner that helps it remain compatible with surrounding land uses (number of animals, noise, odor, manure disposal considerations, etc.),
- 3) NYS Department of Agriculture and Markets guidance documents should be referenced for use with this application @ <http://www.agriculture.ny.gov/AP/agsservices/agdistricts.html> and
- 4) 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.

Palermo Subdivision, 878 Ridge Road, T. Ontario

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 61117-00-948404

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 driveway be proposed that provides access to Ridge Road,
- 4) future plans (if any) for the total acreage should be considered and
- 5) the property owner/s should be aware that portions of the “parent” and proposed parcel may contain (or be near) National wetland area (mapping available online at <http://www.fws.gov/wetlands/Data/Mapper.html>) and FEMA flood zone area (mapping available online at <https://msc.fema.gov/portal>) and any planning/development should be done in accordance with applicable regulations.

Baker Road Subdivision, Lot 1, Baker Rd., T. Walworth

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 62114-00-468067

1 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,
- 4) should the proposed subdivision be approved, there should be confirmation that the “Golf Club at Blue Heron Hills” property still has access to Baker Road and
- 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 as well as FEMA flood zone area and any planning/development should be done in accordance with applicable regulations.

Other Business:

Notice of upcoming Department of State training on September 16, 2015 was given.

Mr. Guthrie made a motion to adjourn the meeting. Seconded by Mr. Ruth. There being no further business, the meeting was adjourned at 8:07 PM.

Respectfully submitted,
Tracy Lambie, Secretary