

WAYNE COUNTY PLANNING BOARD

MINUTES

June 28, 2017

Chairman, Bob Hutteman called the June 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: Ron Baker, Merton Bartels, Dave Broach, Ken Burgess, Rob Burns, Steve Guthrie, Bob Hutteman, Matt Krolak, Larry Lockwood, Bert Peters, Larry Ruth

Staff: Bret DeRoo, Tracy Lambie

MAY 2017 MINUTES

Action – Approve

Motion – Mr. Burgess

Second – Mr. Bartels

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

This following 8 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

William and Terry Koeberle, 1065 Garnsey Road, T. Palmyra

Preliminary Subdivision Plan, Tax Map Ref. No. 66111-00-090130

2 lot subdivision

Comments:

- 1) the proposed lots should be configured with enough area for each lot to contain an existing and/or construct a new septic system (or connection to municipal sewer) that will meet local and/or NYS Department of Health regulations,
- 2) the proposed lots should be configured with enough area for each lot to have a driveway that meets AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
- 3) development should be done in a manner that keeps it compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, property maintenance, fencing, berms, landscaping, etc. (if applicable),
- 4) future plans (if any) for the total acreage should be considered and
- 5) the applicant(s) should be aware that portions of the parcel appear to contain (or be near) National wetland area and NYS Department of Environmental Conservation wetland area (approximate mapping available for both online at <http://www.dec.ny.gov/gis/erm/>) and any planning/development should be done in accordance with applicable regulations.

David Augustine, 230 W. Main Street, V. Palmyra

Area Variance, Tax Map Ref. No. 64111-11-531671

New front porch

Comments:

- 1) the hardship criteria that are required (rules/test) to grant the area variance must be substantiated at the local level (there were specific questions regarding impacts the proposed development would have on the “character of neighborhood”),
- 2) the minimum variance necessary/adequate should be considered,
- 3) it would be helpful to have a sketch that delineates proposed development as compared to existing development,
- 4) the proposed porch should not impact the NYS Department of Transportation Main Street right of way and
- 5) the Village may wish to review applicable regulations to determine if they still meet intended objectives should there be repeated requests for similar variances.

Frank Affronti Site Plan, 1225 Whitney Road, T. Ontario

Preliminary/Final Site Plan, Tax Map Ref. No. 62116-00-361801

Single family home

Comments:

- 1) the proposed septic system must meet NYS Department of Health regulations,
- 2) the driveway should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
- 3) development should be done in a manner that keeps it compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, property maintenance, fencing, berms, landscaping, etc.,
- 4) development must meet NYS Uniform Fire Prevention and Building Codes, including driveway design that includes provision for emergency service vehicle access (if applicable),
- 5) the applicant(s) should be aware that portions of the parcel appear to contain (or be near) National wetland area (approximate mapping available online at <http://www.dec.ny.gov/gis/erm/>) and any planning/development should be done in accordance with applicable regulations and
- 6) future plans (if any) for the total acreage should be considered.

Gerber Homes Site Plan, 1736 Kenyon Road, T. Ontario

Preliminary/Final Site Plan, Tax Map Ref. No. 63118-00-007036

Single family home

Comments:

- 1) the proposed septic system must meet NYS Department of Health regulations,
- 2) the driveway should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
- 3) development should be done in a manner that keeps it compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, property maintenance, fencing, berms, landscaping, etc.,
- 4) development must meet NYS Uniform Fire Prevention and Building Codes, including driveway design that includes provision for emergency service vehicle access (if applicable),
- 5) the applicant(s) should be aware that portions of the parcel appear to contain (or be near) National wetland area (approximate mapping available online at <http://www.dec.ny.gov/gis/erm/>) and any planning/development should be done in accordance with applicable regulations and
- 6) future plans (if any) for the total acreage should be considered.

Joseph DiGravio Lot 3, 6079 Lincoln Road, T. Ontario

Preliminary/Final Subdivision Plan / Preliminary/Final Site Plan, Tax Map Ref. No. 61117-00-622419

Subdivide 5 acres lot for single family home

Comments:

- 1) the proposed lots should be configured with enough area for each lot to contain an existing and/or construct a new septic system (or connection to municipal sewer) that will meet local and/or NYS Department of Health regulations,
- 2) the proposed lots should be configured with enough area for each lot to have a driveway that meets AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
- 3) development should be done in a manner that keeps it compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, property maintenance, fencing, berms, landscaping, etc.,
- 4) development must meet NYS Uniform Fire Prevention and Building Codes, including driveway design that includes provision for emergency service vehicle access (if applicable) and
- 5) future plans (if any) for the total acreage should be considered.

Datthyn Subdivision, 4607 Route 88, T. Sodus

Preliminary Subdivision Plan, Tax Map Ref. No. 68115-00-724586

Comments:

- 1) the proposed lots should be configured with enough area for each lot to contain an existing and/or construct a new septic system (or connection to municipal sewer) that will meet local and/or NYS Department of Health regulations,
- 2) the proposed lots should be configured with enough area for each lot to have a driveway that meets AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
- 3) development should be done in a manner that keeps it compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, property maintenance, fencing, berms, landscaping, etc. (if applicable),
- 4) the proposed lots should meet zoning requirements for lot size, setbacks, etc.,
- 5) future plans (if any) for the total acreage should be considered and
- 6) the applicant(s) should be aware that portions of the parcel appear to contain (or be near) National wetland area (approximate mapping available online at <http://www.dec.ny.gov/gis/erm/>) and any planning/development should be done in accordance with applicable regulations.

Carl and Laurene Holcomb, 738 Pierson Avenue, V. Newark

Use Variance, Tax Map Ref. No. 68110-09-055625

Convert dwelling to 3 family dwelling, use variance to exceed allotted 10% (currently 16%) 2 family or multi-family residences on a street

Comments:

- 1) the hardship criteria (rules/test) that are required to grant the use variances must be substantiated at the local level,
- 2) the minimum variances necessary/adequate should be considered,
- 3) development should be done in a manner that helps it remain compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building/property maintenance, fencing, berms, landscaping, etc.,
- 4) all necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. NYS Uniform Fire Prevention and Building Codes),
- 5) emergency service vehicle access should be provided for and local emergency service providers should review plans to ensure that proposed development can be accessed and served (e.g. ambulance, police and fire),

- 6) future plans (if any) for the total acreage should be considered and
- 7) the Village may wish to review applicable regulations to determine if they still meet intended objectives should there be repeated requests for similar variances.

Anna Prinsen, 1065 Whitney Road, T. Ontario
Area Variances, Tax Map Ref. No. 62116-00-158802

Comments:

- 1) hardship criteria that are required (rules/test) to grant the area variances must be substantiated at the local level,
- 2) the minimum variances necessary/adequate should be considered and
- 3) all necessary local, federal and state regulations and approvals/permits must be followed/obtained (e.g. NYS Uniform Fire Prevention and Building Codes, NYS Department of Health Wastewater Treatment regulations etc.).

Adrian Boyd, 7893 Lake Road, V. Sodus Point
Special Permit, Tax Map Ref. No. 70119-19-690179

Convert barn to antique shop

Action – Disapprove with comments

Motion – Mr. Burns

Second – Mr. Bartels

Opposed –

Abstention – Mr. Baker

Motion carried

Comments:

The Board felt they lacked information that is needed to help them assess the items they are charged to consider by General Municipal Law, Section 239 - 1.2. Unfortunately, there was no sketch/site plan detail available for review and no one attended the meeting to represent the application and help provide additional information regarding the proposed business.

Other Business:

There being no further business, Mr. Ruth made a motion to adjourn the meeting. Seconded by Mr. Krolak. The meeting was adjourned at 7:25 PM.

Respectfully submitted,
Tracy Lambie, Secretary