

WAYNE COUNTY PLANNING BOARD

MINUTES

December 9, 2015

Chairman, Dave Broach called the December 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, Bert Peters, Ron Thorn

Staff: Bret DeRoo, Tracy Lambie

OCTOBER 2015 MINUTES

Action – Approve

Motion – Mr. Guthrie

Second – Mr. Hutteman

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

SUNY Mesonet/VanFleet Farms, Ridge Road, T. Huron

Special Permit, Tax Map Ref. No. 75117-00-064624

33' weather station tower, Meredith Mathias (Pyramid Network Services, LLC) presented.

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Burgess

Opposed –

Abstention – Mr. Lockwood

Motion carried

Comments:

The comments are based on a combination of routine board: 1) “Small Wind Energy Conversion System”, 2) “Cell Tower” and “additional” comments:

Small Wind Energy Conversion System:

- 1) (Mesonet) “system” noise level data should be confirmed and the levels should be determined to not create a public nuisance,
- 2) the system should be installed by a certified installer,
- 3) tower anti-climb shields should be intact,
- 4) tower fall zone should be completely contained on the applicant’s property and
- 5) there should be no structures within the fall zone.

Cell Tower:

- 1) Require carriers to set aside a fund to be used in the event that the tower cannot be removed by the applicant. This will protect each municipality from corporate events such as bankruptcy and divestiture, as well as tower obsolescence.
- 2) Adhere to SEQR closely, insuring that proper environmental reviews are conducted.
- 3) Require carriers to provide a master plan for the development of proposed tower sites throughout your municipality, prior to the approval of any additional applications.

- 4) A detailed proposal should be provided to the Town concerning mitigation of visual and aesthetic impacts (i.e. help to ensure that the proposal is compatible with surrounding land uses).

Additional comments to consider:

- 1) the property owner/s should be aware that portions of the parcel may contain (or be near) National wetland and any planning/development should be done in accordance with applicable regulations and
- 2) all applicable local, state and federal codes/regulations must be met (e.g. NYS Uniform Fire Prevention and Building Codes, Federal Communication Commission regulations-if applicable).

Ontario View Industrial Park, Lot 2, 493 Route 104 (Timothy Lane), T. Ontario

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

Subdivide 2.676 acres from total, 2 multi-unit office/warehouse bldgs., individual unit leasing for multiple small businesses.

Action – Approve with Comments

Motion – Mr. Peters

Second – Mr. Hutteman

Opposed –

Abstention –

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) Timothy Lane should be extended to the eastern-most extent of the property owner/s holdings,
- 4) access to the site needs to be provided from Timothy Lane, NOT NYS. Rt. 104,
- 5) driveway use details should be confirmed. Based on the submitted site plan, it appears that access is planned for the proposed lot from both Timothy Lane and the “Existing Access and Utility Easement To” T.A. No. 61117-00-394658 and T.A. No. 61117-00-394685. Should the access and utility easement be proposed for vehicular use, the board would like to confirm that a commercially-used driveway is compatible with surrounding land uses and also maintains the utility function of the easement,
- 6) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 7) on-site traffic circulation, auto display (if applicable), parking area/s and total number of available parking spaces should be determined/delineated,
- 8) emergency service vehicle access should be provided for,
- 9) 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 design/materials, fencing, berms, landscaping, etc., particularly given that the parcel is located on the highly traveled NYS Rt. 104,
- 10) outside storage should be limited (e.g. equipment in disrepair should not be permitted to accumulate),
- 11) “operational noises” should be mitigated (i.e. noise generated by business activity should not impact nearby residential uses),
- 12) any /all hazardous/toxic materials must be properly stored, handled and disposed of,
- 13) the proposed buildings must meet applicable NYS Uniform Fire Prevention and Building Codes given the proposed use,
- 14) any/all necessary local, state and federal (e.g. NYS Department of Environmental Conservation) approvals/permits/recommendations must be obtained/followed,
- 15) future plans (if any) for the total acreage should be considered and
- 16) proposed development should take applicable “well-considered” and/or master planning efforts/recommendations into consideration (e.g. “Commerce Center Master Plan”).

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. Buisch

Second – Mr. Baker

Opposed –

Abstention –

Motion carried

Local Law #2 of 2015 – Fee schedules, T. Lyons

Amend Text

Comments:

The Town attorney should review and approve the proposed Local Law.

Robert V. Manning Subdivision, 4375 Walworth-Ontario Road, T. Walworth

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 63115-00-577255

2 lot subdivision

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 and
- 3) future plans (if any) for the total acreage should be considered.

Sharron L. Gilbert Subdivision, 3431 Route 350, T. Walworth

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 63113-00-070999

3 lot subdivision

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) 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 appear to contain (or be near) FEMA flood zone area and any planning/development should be done in accordance with applicable regulations.

Other Business:

Mr. DeRoo presented a plaque to Mr. Ken VanDeWalle thanking him for 23 years of service to the Wayne County Planning Board.

Election of 2016 officers:

The following slate of Officers was presented:

Chairman – Ken Burgess

Vice-Chair – Bob Hutteman

Secretary – Matt Krolak

Motion made by Mr. Guthrie that the nominations be closed and that the administrative secretary cast one ballot for each nomination. Seconded by Mr. Thorn. Motion Carried.

Mr. Guthrie made a motion that the meeting be adjourned. Seconded by Mr. Krolak.

There being no further business, the meeting was adjourned at 7:50 PM.

Respectfully submitted,
Tracy Lambie, Secretary