

WAYNE COUNTY PLANNING BOARD

MINUTES

February 24, 2016

Chairman, Ken Burgess called the February 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, Bert Peters, Larry Ruth, Ron Thorn

Staff: Bret DeRoo, Tracy Lambie

JANUARY 2016 MINUTES

Action – Approve

Motion – Mr. Ruth

Second – Mr. Peters

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

McAlpin Industries Manufacturing Facility/Your Sports Depot, 856 Walworth-Penfield Rd, T. Walworth Amended Site Plan, Tax Map Ref. No. 61114-00-886393

Manufacturing Facility and Indoor/Outdoor sports facility, 122,916 sq. ft. bldg and 2 outdoor athletic fields. Mr. Kris Schultz of Schultz Associates, Engineers & Land Surveyors and Mr. Mark Lockerby of McAlpin were in attendance to present and answer questions.

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Hutteman

Opposed –

Abstention – Mr. Ruth, Mr. Burns

Motion carried

Comments:

- 1) at this time and regarding this specific application, the NYS Department of Transportation should review and consider approving the proposed site access (existing 2-lane driveway) and implement, as deemed necessary, “Conclusions and Recommendations” found in the SRF Traffic Impact Study for McAlpin Industries/Your Sports Depot, Updated January 2016,
- 2) future plans (if any) for surrounding property that is zoned “business” should be considered (e.g. business park) and a shared access that meets AASHTO recommendations for sight and stopping distances should ultimately be provided for this proposed development as well as future development (if applicable). The potential may then exist to develop an internal access road that links this and future commercial development (property zoned “business”), and also maintains the function of NYS Rt. 441 as an “urban collector roadway”,
- 3) all necessary local, New York State, and federal permits/regulations must be obtained and adhered to (e.g. NYS Department of Environmental Conservation-SPDES and wetland permits; local, NYS and federal Sanitary/Wastewater Treatment permits/approvals; NYS Department of Transportation-Highway Work Permit and NYS Uniform Fire Prevention and Building Codes),
- 4) the proposal should be developed/maintained in an aesthetically pleasing manner that is compatible with surrounding land uses through use of items such as landscaping, screening, building design/materials, appropriate lighting, property maintenance etc., as this parcel is visible from the highly traveled NYS Rt. 441 and
- 5) the property owner(s) should be aware that portions of the proposed “sanitary sewer easement” appear to contain, cross, or be near National wetland area and NYS Department of Environmental Conservation

wetland area, as well as FEMA flood zone area and any planning/development should be done in accordance with applicable regulations.

Newark Auto Brokers, 1117 East Union Street, V. Newark

Special Permit, Tax Map Ref. No. 68110-08-845990

Used auto sales, Mr. Babasidis was in attendance to answer questions.

Action – Approve with Comments

Motion – Mr. Burns

Second – Mr. Peters

Opposed –

Abstention –

Motion carried

Comments:

- 1) on-site traffic circulation, auto display, parking area/s and total number of available parking spaces should be determined/delineated,
- 2) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations (i.e. displayed vehicles should not impede sight distance),
- 3) emergency service vehicle access should be provided for,
- 4) 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/maintenance/materials, fencing, berms, landscaping, etc., particularly given that the parcel is located on the highly traveled NYS Rt. 31,
- 5) outside storage should be limited (e.g. equipment in disrepair should not be permitted to accumulate),
- 6) “operational noises” should be mitigated (i.e. noise generated by business activity should not impact nearby residential uses),
- 7) any /all hazardous/toxic materials must be properly stored, handled and disposed of,
- 8) the building/garage must meet applicable NYS Uniform Fire Prevention and Building Codes given the proposed use and
- 9) any/all necessary local and state (e.g. NYS Department of Environmental Conservation, should auto repair work ever be proposed) approvals/permits/recommendations must be followed/obtained.

Westfall Cardiology, 1100 Driving Park Avenue/211 Fair Street, V. Newark

Final Site Plan, Tax Map Ref. No. 68111-09-192507, 68111-09-182506

Convert existing Driving Park Ave structure to medical office facility, demolish Fair Street Structure, add parking. Mr. Andrew Hintenach of Sky High Architecture was in attendance to present and answer questions.

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Hutteman

Opposed –

Abstention –

Motion carried

Comments:

1. 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, appropriate lighting etc., particularly given that the parcels are in an area of mixed uses, which includes residential, and
2. development must meet NYS Uniform Fire Prevention and Building Codes.

Lakeside Leasing, 7203 Route 14, V. Sodus Point

Special Permit, Tax Map Ref. No. 71118-05-014794

Auto sales from existing pole barn

Action – Disapprove with Comments

Motion – Mr. Guthrie

Second – Mr. Buisch

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. Unfortunately, no one attended the meeting to represent the application and help discuss the proposal. The Board felt that it is important to understand the details of this car sales proposal and how it compares with other onsite businesses (existing, approved and proposed) as well as surrounding land uses. The Board felt that a “business plan” and a site plan should be provided by the applicant(s) that details total plans for the entire parcel (i.e. total number of storage buildings and associated units, total area for outside storage, scope of proposed auto sales business, etc.). Based on the number and types of businesses that occupy this site, the Board felt it would be helpful to have a scaled and updated site plan that illustrates building locations and floor plans, associated businesses, respective parking areas and on-site traffic circulation. The information could be useful for emergency service providers to review as well. The Board would ultimately like to ensure that all on-site businesses, as well as surrounding land uses, are compatible and safe.

For reference, the following is a list of comments that the Board had when they reviewed a special permit application at their January 27, 2016 meeting to allow outdoor boat/RV storage on a portion of this parcel:

- 1) onsite buildings and the overall site should be developed in a manner that helps them remain compatible with surrounding land uses (particularly adjacent residential uses) and is also aesthetically pleasing through use of items such as building design/materials, fencing, berms, landscaping, maintenance, etc.. This is of particular importance given the site’s location on the NYS Seaway Trail, a “gateway” into the Village (e.g. the residence to the south could be screened using a berm and/or fencing and the storage unit and proposed storage area could be screened from NYS Rt. 14 by constructing a berm between the development and NYS Rt. 14 with landscaping features on top),
- 2) proposed outside boat and RV storage could be permitted in the area that was highlighted on the submitted plan (i.e. just north of, parallel to and approximately the same size as the existing mini storage building),
- 3) dust control measures should be considered, and implemented if necessary, for the proposed stone/gravel access driveway,
- 4) all proposed development must meet NYS Uniform Fire Prevention and Building Codes,
- 5) any/all necessary local and state (e.g. NYS Department of Environmental Conservation-Phase II Stormwater and Erosion and Sediment Control Regulations) approvals/permits/recommendations must be followed/obtained,
- 6) any/all hazardous/toxic materials that may be associated with the proposed use must be properly stored, handled and disposed of,
- 7) local emergency service providers should review plans to ensure that proposed development can be accessed and served (e.g. police and fire) and
- 8) future plans (if any) for the total acreage should be considered.

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. Burns

Opposed –

Abstention –

Motion carried

Molinari Subdivision, 2419 Lake Road, T. Ontario

Area Variance / Preliminary/Final Subdivision Plan, Tax Map Ref. No. 63119-16-845471

Comments:

- 1) the hardship criteria that are required to grant the area variance must be substantiated at the local,
- 2) 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,
- 3) 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
- 4) future plans (if any) for the total acreage should be considered.

New Life Christian Center, 1912 Route 89, T. Savannah

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 77112-00-418229

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/ 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 “Lands to be conveyed to Harper Farms” 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 and
- 4) future plans (if any) for the total acreage should be considered.

Todd Scott & Yvonne Hoffman, 3043 Canandaigua Road, T. Macedon

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 62113-00-197606

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) the property owner(s) should be aware that portions of the “parcel to be conveyed to Greene” may contain (or be near) National wetland area and NYSDEC wetland area and any planning/development should be done in accordance with applicable regulations,
- 4) future plans (if any) for the total acreage should be considered and
- 5) the town should consider if proposed lot configurations such as this (e.g. “flag lot”) still meet desired land development/subdivision objectives.

Other Business:

Reminder of 2016 training opportunities.

Mr. Ruth made a motion that the meeting be adjourned. Seconded by Mr. Hutteman.

There being no further business, the meeting was adjourned at 8:00 PM.

Respectfully submitted,
Tracy Lambie, Secretary