

WAYNE COUNTY PLANNING BOARD

MINUTES

April 27, 2016

Chairman, Ken Burgess called the April 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, Joe Catalano, Steve Guthrie, Bob Hutteman, Matt Krolak, Bert Peters, Larry Ruth, Ron Thorn

Staff: Bret DeRoo, Tracy Lambie

New Town of Ontario rep Joe Catalano was introduced and welcomed.

MARCH 2016 MINUTES

Action – Approve

Motion – Mr. Buisch

Second – Mr. Peters

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Apple Hill Farms Subdivision, Richardson Road, T. Sodus

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 67117-00-669023

2 lot subdivision

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. Ruth

Opposed –

Abstention – Mr. Baker

Motion carried

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 parcels may contain (or be near) National wetland area and NYS Department of Environmental Conservation wetland 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.

Annabelle Vazquez, 316 Siegrist Street, V. Newark

Use Variance / Area Variance, Tax Map Ref. No. 68111-19-501148

12'x12' deck

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. Ruth

Second – Mr. Guthrie
Opposed –
Abstention –
Motion carried

Comments:

- 1) the hardship criteria that are required to grant the area and use variances must be substantiated at the local level and
- 2) repeated requests for similar variances (e.g. area and use variances for residential accessory structures in the Light Industrial zone) could signal the need to examine zoning regulations to determine if they still meet desired objectives. The Board understands that Newark is currently considering zoning revisions.

Proposed Retail/Restaurant, 6273 Lakeside Road, T. Ontario

Preliminary Site Plan, Tax Map Ref. No. 61117-00-864631

Construct 3 bldgs w/ parking & green space, includes proposed gas station and mixed use bldgs. Mr. Joe Palumbo of Carmine Wood Morris presented.

Action – Approve with Comments

Motion – Mr. Hutteman

Second – Mr. Peters

Opposed –

Abstention –

Motion carried

Comments:

- 1) the property owner(s) should be aware that much of the parcel appears to contain FEMA “Zone A2” flood zone area and is near, or possibly contains, National wetland area and any planning/development should be done in accordance with applicable regulations,
- 2) any/all applicable NYS Department of Transportation permits/recommendations must be obtained/obtained (e.g. a NYS Department of Transportation highway work permit will be needed for any proposed or modified NYS Rt. 104 driveway(s), no development should take place in the NYSDOT right-of-way, there should be no need for parking on the shoulder of NYS Rt. 104, etc.),
- 3) a driveway permit should be obtained from the Wayne County Highway Department (Department of Public Works) for the proposed Lakeside Road driveway,
- 4) proposed on-site traffic circulation, building areas and associated parking areas should be designed/developed in a manner that will provide safe pedestrian and vehicular interaction between those items as well as access to NYS Rt. 104 and Lakeside Rd.,
- 5) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations and no on-site development should impede available sight distances,
- 6) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed commercial development remain compatible with surrounding land uses (i.e. mitigate visual and noise impacts between this proposal and adjacent residential uses located along Ridge and Lakeside Roads),
- 7) 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 and Lakeside Rd.,
- 8) outside storage should be limited (e.g. items in disrepair should not be permitted to accumulate),
- 9) any toxic/hazardous materials (associated with either business) should be properly stored, handled and disposed of,
- 10) future plans (if any) for the total acreage should be considered and
- 11) all necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. Town of Ontario and FEMA Flood Zone regulations, NYS Department of Environmental Conservation-Phase II Stormwater Management and Erosion and Sediment Control and Petroleum Bulk Storage Regulations as well as NYS Uniform Fire Prevention and Building Codes).

L&P Properties of Sodus, LLC, 6551 Pratt Road, T. Sodus

Final Site Plan, Tax Map Ref. No. 68117-00-400974

Convert existing manufacturing plant to car dealership. Mr. Don Lewis of AEY presented.

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

Abstention – Mr. Baker

Motion carried

Comments:

- 1) on-site traffic circulation and how it relates to on-site structures, auto display areas, etc. should be determined/delineated,
- 2) existing and proposed driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations and 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/materials, fencing, berms, landscaping, etc., particularly given that the parcel is located on the highly traveled NYS Rt. 104,
- 5) “operational noises” should be mitigated (i.e. noise generated by business activity should not impact nearby residential uses),
- 6) outside storage should be limited (e.g. equipment/items in disrepair should not be permitted to accumulate),
- 7) any /all hazardous/toxic materials must be properly stored, handled and disposed of,
- 8) the building must meet applicable NYS Uniform Fire Prevention and Building Codes and
- 9) any/all necessary local, federal and state (e.g. NYS Department of Environmental Conservation) recommendations and approvals/permits must be followed/obtained.

The Barn at Sodus Point/Shannon Miller, 7902 Lake Road, V. Sodus Point

Preliminary Site Plan, Tax Map Ref. No. 70119-19-710113

Remove existing bldg. and track, construct 5,040 sq. ft. banquet facility. Mr. Ed Summerhays presented.

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Hutteman

Opposed –

Abstention – Mr. Baker

Motion carried

Comments:

- 1) proposed on-site traffic circulation should be delineated and parking area(s) should be assessed to ensure there is enough parking given the estimated occupancy and use (i.e. limos anticipated and therefore more parking and/or turnaround area needed?),
- 2) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations and parked 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/materials, fencing, berms, landscaping, etc., particularly given that the parcel is located on the highly traveled Lake Road/Seaway Trail,
- 5) “operational noises” should be mitigated (i.e. noise generated by business activity should not impact nearby residential uses),

- 6) the building must meet applicable NYS Uniform Fire Prevention and Building Codes and
- 7) any/all necessary local, federal and state (e.g. NYS Department of Health) recommendations and approvals/permits must be followed/obtained.

Robert Kase, 3833 Walworth-Marion Road, T. Marion

Special Permit, Tax Map Ref. No. 65114-00-637719

2 studio apartments in front west bldg

Action – Disapproval with comments

Motion – Mr. Guthrie

Second – Mr. Hutteman

Opposed –

Abstention –

Motion carried

Comments:

- 1) a sketch/site plan should be provided to help delineate onsite features such as existing structures, the structure that is proposed for studio apartment use, sanitary sewer infrastructure, parking area(s) and driveway location as well as parcel boundaries,
- 2) building floor plans should be provided for the proposed studio apartments,
- 3) on-site traffic circulation, auto display and parking area/s should be determined/delineated,
- 4) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 5) emergency service vehicle access should be provided for,
- 6) 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. 21 and Walworth-Marion Rd.,
- 7) outside storage should be limited (e.g. equipment in disrepair should not be permitted to accumulate),
- 8) the building(s) must meet applicable NYS Uniform Fire Prevention and Building Codes,
- 9) any/all necessary local, state and federal recommendations and approvals/permits must be followed/obtained,
- 10) the property owner(s) should be aware that portions of the parcel may be near, or contain, both National wetland area (mapping available online at and FEMA flood zone area and any planning/development should be done in accordance with applicable regulations and
- 11) future plans (if any) for the total acreage should be considered.

Brad Christensen, 4378 Route 31, T. Palmyra

Special Permit, Tax Map Ref. No. 66111-18-282184

Home business selling used cars

Action – Disapproval with Comments

Motion – Mr. Burns

Second – Mr. Baker

Opposed –

Abstention – Mr. Krolak

Motion carried

Comments:

- 1) a sketch/site plan should be provided to help delineate onsite features such as parcel boundaries, existing structures, septic system detail, driveway location and parking/display area(s), particularly if any outdoor used car display is proposed,
- 2) building floor plans (pole barn and home office?) should be provided,
- 3) on-site traffic circulation, auto display and parking area(s) should be determined/delineated,

- 4) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations and displayed vehicles (If applicable) should not impede sight distance,
- 5) emergency service vehicle access should be provided for,
- 6) 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. 31/NYS Canal Corridor,
- 7) “operational noises” should be mitigated (i.e. noise generated by business activity should not impact nearby residential uses),
- 8) outside storage should be limited (e.g. equipment in disrepair should not be permitted to accumulate),
- 9) any /all hazardous/toxic materials must be properly stored, handled and disposed of (if applicable),
- 10) the building must meet applicable NYS Uniform Fire Prevention and Building Codes and
- 11) any/all necessary local, federal and state (e.g. NYS Department of Environmental Conservation, if applicable) recommendations and approvals/permits must be followed/obtained.

The following referrals were reviewed and determined to be of no intermunicipal or countywide impact:

Action – Return these referrals to the towns to be handled as local matters

Motion – Mr. Guthrie

Second – Mr. Thorn

Opposed –

Abstention –

Motion carried

Brian Hooper, 1290 Hammond Road, T. Palmyra

Area Variance, Tax Map Ref. No. 65111-00-796415

12’x18’ porch

Comments:

- 1) the hardship criteria that are required to grant the area variance must be substantiated at the local level and
- 2) the proposed porch should not impact the Hammond Road right of way.

Cliff DeMay, 5640 Richardson Road, T. Sodus

Preliminary Subdivision Plan, Tax Map Ref. No. 67116-00-652817

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) the proposed lots should conform with Town zoning regulations and/or findings of the zoning board of appeals and
- 4) future plans (if any) for the total acreage should be considered.

Michael Young, 7834 S. Maple Road, T. Wolcott

Special Permit, Tax Map Ref. No. 75119-11-528591

Expand existing deck to be 14’x16’

Comments:

- 1) the proposed deck should be sited so that it will not interfere with adjacent property owner(s) views of Port Bay,

- 2) the septic system must meet NYS Department of Health regulations (i.e. the proposed deck expansion should not be within required septic system setbacks),
- 3) the proposed structure must meet NYS Uniform Fire Prevention and Building Codes, including setbacks from property lines and
- 4) the property owner(s) should be aware that portions of the parcel may be near, or contain, both National wetland area and FEMA flood zone area and any planning/development should be done in accordance with applicable regulations.

Paul Valade, 3242 Maple Avenue, T. Palmyra

Final Subdivision Plan/Final Site Plan, Tax Map Ref. No. 64113-00-358843, 64113-00-480828

Expand existing deck to be 14'x16'

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 proposed 24.691 acre parcel may contain (or be near) National wetland area and NYS Department of Environmental Conservation wetland 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.

Other Business:

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

There being no further business, the meeting was adjourned at 7:52 PM.

Respectfully submitted,
Tracy Lambie, Secretary