

WAYNE COUNTY PLANNING BOARD

MINUTES

December 13, 2017

Chairman, Bob Hutteman 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: Ron Baker, Steve Buisch, Ken Burgess, Rob Burns, Joe Catalano, Steve Guthrie, Bob Hutteman, Matt Krolak, Bert Peters, Larry Ruth, Ron Thorn

Staff: Bret DeRoo

OCTOBER 2017 MINUTES

Action – Approve

Motion – Mr. Burgess

Second – Mr. Peters

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

This following 5 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. Baker

Second – Mr. Burns

Opposed –

Abstention –

Motion carried

Local Laws 3 and 4 of 2017, T. Lyons

Amend Map/Amend Text

New zoning regulations for area of Town formerly comprised of Village, retain portions of Village codes, amend zoning map adding new zoning district with former Village land.

Comments:

- 1) proposed zoning updates should be undertaken “in accord with a well-considered plan” or “in accordance with a comprehensive plan”, as referenced in the James A. Coon Local Government Technical Series, “Zoning and the Comprehensive Plan” (available online @ http://www.dos.ny.gov/lg/publications/Zoning_and_the_Comprehensive_Plan.pdf) and
- 2) the town attorney should review and approve the proposed amendments.

For reference, the following documents may contain useful information and are available from the NYS Department of State on their website as follows:

1. **“Creating the Community You Want: Municipal Options for Land Use Control”** @ http://www.dos.ny.gov/lg/publications/Creating_the_Community_You_Want.pdf

2. **“Questions for the Analysis and Evaluation of Existing Zoning Regulations”** @ http://www.dos.ny.gov/lg/publications/Evaluating_Zoning.pdf

It may also be beneficial to compare the proposed Town of Lyons Zoning Regulations to items found in “Hot Button Land Use Issues” webinar that was recently announced by the NYS Department of State.

Newark Hotels, Inc., 125 North Main Street, V. Newark

Use Variance, Tax Map Ref. No. 68111-18-318101

Replace portion of freestanding sign with internally lit, electronic display

Comments:

- 1) the hardship criteria (rules/test) that are required to grant the use variance must be substantiated at the local level,
- 2) the minimum variance necessary/adequate should be considered,
- 3) the proposed sign should not impede available sight distance(s),
- 4) the proposed sign 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.

D’Angelo 2 family, 819 Ridge Road, T. Ontario

Preliminary/Final Site Plan, Tax Map Ref. No. 61117-12-855600

Change home from single family to 2 family

Comments:

- 1) the onsite 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 property owner(s) should be aware that portions of the parcel may contain (or be near) FEMA flood zone area (mapping available online at <https://msc.fema.gov/portal>) as well as National wetland area (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.

Gregory Bell, 1124 Route 104, T. Ontario

Area Variance, Tax Map Ref. No. 62117-00-235610

2.5 ft setback relief on both sides of sign where 10 ft. required

Comments:

- 1) the hardship criteria (rules/test) that are required to grant the area variance must be substantiated at the local level,
- 2) the minimum variance necessary/adequate should be considered,
- 3) the proposed sign should not impede available sight distance (if applicable),
- 4) the proposed sign should not impact the NYS Department of Transportation Rt. 104 right of way,
- 5) the proposed sign should not impact site ingress/egress or onsite traffic circulation and
- 6) the property owner(s) should be aware that portions of the parcel may contain (or be near) 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.

Furber Subdivision, 6708 Sergeant Road, T. Sodus

Preliminary Subdivision Plan, Tax Map Ref. No. 70118-00-907110

Parcel off 2.0 acres to build 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) the proposed lots should meet zoning regulations for lot size, building setbacks 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) 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. and
- 6) future plans (if any) for the total acreage should be considered.

Wayne ARC Apartments, 4 State Route 31, T. Lyons

Preliminary/Final Site Plan / Preliminary/Final Subdivision Plan, Tax Map Ref. No. 71111-09-133531, 71111-09-145525, 71111-09-146503

50 unit, multifamily building and associated infrastructure.

Action – Return this referral to the Town

Motion – Mr. Guthrie

Second – Mr. Burns

Opposed – Mr. Baker, Mr. Buisch, Mr. Catalano, Mr. Ruth

Abstention –

Motion did not carry

No further motions were made

Comments:

Other Business:

Election of 2018 officers:

The following slate of Officers was presented:

Chairman – Matt Krolak

Vice-Chair – Rob Burns

Secretary – Bert Peters

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

Motion for adjournment made by Mr. Hutteman, seconded by Mr. Guthrie. There being no further business, the meeting was adjourned at 7:45 PM.

Respectfully submitted,
Tracy Lambie, Secretary