

WAYNE COUNTY PLANNING BOARD

MINUTES

February 28, 2018

Chairman, Matt Krolak called the February meeting of the Wayne County Planning Board to order at 7:00 p.m. in the Wayne County Office Building in Lyons, New York.

Board Present: Ron Baker, Ken Burgess, Rob Burns, Joe Catalano, Steve Guthrie, Matt Krolak, Larry Lockwood, Bert Peters (arrived 7:14), Larry Ruth, Ron Thorn

Staff: Bret DeRoo, Tracy Lambie

JANUARY 2018 MINUTES

Action – Approve

Motion – Mr. Guthrie

Second – Mr. Burgess

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

This following 2 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 – Mr. Baker

Motion carried

Francisco Rodriguez, 5519 Van Lare Road, T. Sodus

Preliminary Subdivision Plan, Tax Map Ref. No. 67118-00-726993

2 lot subdivision. Mr. Rodriguez was present to answer questions.

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. (if applicable),
- 6) future plans (if any) for the total acreage should be considered and
- 7) 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.

Meyers Site Plan, 3900 Route 350, T. Walworth

Special Permit, Preliminary/Final Site Plan, Tax Map Ref. No. 63114-00-147676

Single family residential and pond.

Comments:

- 1) the proposed on-site wastewater treatment 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) a driveway permit must be obtained from the NYS Department of Transportation,
- 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, property maintenance, fencing, berms, landscaping, etc.,
- 5) development must meet NYS Uniform Fire Prevention and Building Codes, including driveway design that includes provision for emergency service vehicle access (if applicable),
- 6) future plans (if any) for the total acreage should be considered,
- 7) consideration should be given to how the proposed development would impact plans (if any) to link Orchard Street to NYS Rt. 350 and
- 8) the property owner(s) should also be aware that portions of the parcel may contain (or be near) National wetland area (approximate mapping available online at <http://www.fws.gov/wetlands/Data/Mapper.html>) and any planning/development should be done in accordance with applicable regulations.

Justin Sokoloski / Crushmore, LLC., 7120/7168 Sodus Center Road, T. Sodus

Special Permit, Tax Map Ref. No. 69116-00-773628, 69116-00-779484

Operate existing business under new ownership. Mr. Sokoloski presented.

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Burns

Opposed –

Abstention – Mr. Baker

Motion carried

Comments:

- 1) all applicable local, state (NYS Department of Environmental Conservation Mining Permit) and federal regulations must be met,
- 2) everything possible should be done to keep petroleum and/or hazardous products from reaching any freshwater resource (e.g. store equipment in a sheltered environment and on an impervious surface),
- 3) operational noise and dust should be mitigated at all times (e.g. construct/use berms that are high enough to block noise from residential neighbors and use water to minimize dust generated from use of haulage-ways),
- 4) future plans (if any) for the total acreage should be considered and
- 5) the property owner(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/>) as well as 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.

Lorenza's Inn, 4922 Lake Road, T. Williamson

Special Permit, Tax Map Ref. No. 66119-00-975657

Use existing single family residence as Inn for transient guests. Mr. and Mrs. Pagan were present to answer questions.

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Baker

Opposed –

Abstention –

Motion carried

Comments:

- 1) proposed business details should be confirmed such as the anticipated number of guests, seasons of operation, etc.,
- 2) rental agreement conditions and/or property modifications should be considered to help avoid conflicts with surrounding neighbors (e.g. clearly delineate property boundaries and ensure that guests understand where they are, enforce no trespassing rules, etc.),
- 3) property use/development should proceed in a manner that helps it remain compatible with surrounding land uses and is also aesthetically pleasing through use of items such as property maintenance, fencing, berms, landscaping, etc., particularly given that the parcel is located on the Great Lakes Seaway Trail,
- 4) a site plan should be provided that illustrates existing and proposed structures (if applicable), driveway and parking areas, etc.,
- 5) existing and proposed on-site traffic circulation, building area(s), and associated parking areas should be designed/developed in a manner that will meet local code and provide safe pedestrian and vehicular interaction between those items as well as potential future development (if applicable),
- 6) the driveway should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
- 7) emergency service vehicle access should be planned and provided for,
- 8) development must meet applicable local and NYS regulations such as local/NYS Department of Health waste water treatment and water supply regulations and NYS Uniform Fire Prevention and Building Codes and
- 9) future plans (if any) for the total acreage should be considered.

Mr. Peters arrived

Doyle Farms, Inc., Ridge Road, T. Huron

Special Permit, Tax Map Ref. No. 74117-00-497649

Labor camp

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Burgess

Opposed –

Abstention – Mr. Lockwood

Motion carried

Comments:

- 1) all necessary local and NYS permits/regulations must be obtained/followed (e.g. NYS Department of Health and NYS Uniform Fire Prevention and Building Codes),
- 2) property use/development should proceed in a manner that helps it remain compatible with surrounding land uses and is also aesthetically pleasing through use of items such as fencing, berms, landscaping, property maintenance etc., particularly given that the parcel is located on/near the Great Lakes Seaway Trail,
- 3) on-site traffic circulation and how it relates to items such as proposed parking area(s), building location(s), on-site farm operations, driveway location, future plans, etc. 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) future plans (if any) for the total acreage and farm operation should be considered and
- 7) the property owner(s) should be aware that portions of the parcel may contain (or be near) FEMA flood zone area (approximate mapping available online at <https://msc.fema.gov/portal>) and any planning/development should be done in accordance with applicable regulations.

Tim, Kim & Colton Strickland, 2011 Ridge Road, T. Ontario

Special Permit, Tax Map Ref. No. 63117-14-346454

Core fitness and wellness center as indoor recreation

Action – Approve with Comments

Motion – Mr. Burns

Second – Mr. Peters

Opposed –

Abstention – Mr. Catalano

Motion carried

Comments:

- 1) all necessary local and NYS permits and/or requirements/regulations must be obtained/followed (e.g. NYS Department of State - Licensing of Health Club Services and NYS Uniform Fire Prevention and Building Codes),
- 2) property use/development should proceed in a manner that helps it remain compatible with surrounding land uses and is also aesthetically pleasing through use of an item such as property maintenance, particularly given that the parcel is located on the highly traveled Ridge Road and
- 3) traffic generating characteristics of the business and how they relate to items such as proposed parking area(s), building location, driveway location, etc., should be determined/delineated.

Other Business:

There being no further business, the meeting was adjourned at 7:30 PM.

Respectfully submitted,

Tracy Lambie, Secretary