

WAYNE COUNTY PLANNING BOARD

MINUTES

July 25, 2018

Chairman, Matt Krolak called the July 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, Mert Bartels, Ken Burgess, Jim Burns, Rob Burns, Joe Catalano, Steve Guthrie, Matt Krolak, Larry Lockwood, Larry Ruth, Ron Thorn, Jim Wedman

Staff: Bret DeRoo, Tracy Lambie

JUNE 2018 MINUTES

Action – Approve

Motion – Mr. Bartels

Second – Mr. Baker

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. Guthrie

Second – Mr. R. Burns

Opposed –

Abstention –

Motion carried

Dobbs Subdivision, Furnace Road, T. Ontario

Preliminary/Final Site Plan, Tax Map Ref. No. 63118-00-632701, 63118-00-633680

2 residential site plans

Comments:

- 1) the proposed sanitary sewer systems must meet applicable local and/or New York State (e.g. Department of Health, Uniform Fire Prevention and Building Code) regulations,
- 2) the driveways 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) and
- 5) future plans (if any) for the total acreage should be considered.

Randall Dickinson, South Centenary Road, T. Sodus

Preliminary Subdivision Plan, Tax Map Ref. No. 68116-00-141522

Parcel off 2 acres for building lot.

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 New York State (e.g. Department of Health, Uniform Fire Prevention and Building Code) 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) future plans (if any) for the total acreage should be considered,
- 4) development must meet NYS Uniform Fire Prevention and Building Codes, including driveway design that includes provision for emergency service vehicle access (if applicable) and
- 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).

Bruce Hotto, 7951 Limekiln Road, T. Sodus

Preliminary Subdivision Plan, Tax Map Ref. No. 70115-00-783633

2 lot subdivision.

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 New York State (e.g. Department of Health, Uniform Fire Prevention and Building Code) 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) future plans (if any) for the total acreage should be considered,
- 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) and
- 6) the applicant should be aware that portions of the parcel may 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.

Norman Hughes, Jr., 5003 Lake Road, T. Williamson

Final Site Plan, Tax Map Ref. No. 67119-00-054811

Single family residence. Norm Hughes, Jr., the applicant, was available for questions.

Comments:

- 1) the proposed sanitary sewer system must meet applicable local and/or New York State (e.g. Department of Health, Uniform Fire Prevention and Building Code) codes/regulations,
- 2) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 3) consideration should be given to constructing the single family residence in an area of the parcel that can be subdivided (if necessary) in a manner that will meet town code requirements,
- 4) 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., particularly given that the parcel is located on the Seaway Trail,
- 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 and
- 7) the applicant should be aware that portions of the parcel may contain (or be near) National wetland area (approximate mapping available online at <http://www.dec.ny.gov/gis/erm/>) as well as 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.

Chip Bailey, 3765 Shepherd Road, T. Williamson

Special Permit/Final Site Plan, Tax Map Ref. No. 65119-00-487204

New building for farm labor.

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.,
- 3) on-site traffic circulation and how it relates to items such as proposed parking area(s), building locations, 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 applicant(s) should be aware that portions of the overall parcel may contain (or be near) National wetland area (approximate mapping available online at <http://www.dec.ny.gov/gis/erm/>) as well as 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.

Youngman Huron Ground Mounted Solar, 11799 Wilson Street Road, T. Huron

Special Permit, Tax Map Ref. No. 75116-00-297975

3 mw AC Solar PV array on 13.3 acres. Rachel Clar of GreenSpark presented.

Action – Approve with Comments

Motion – Mr. R. Burns

Second – Mr. Guthrie

Opposed – Mr. Baker

Abstention – Mr. Lockwood

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 system design/materials, fencing, berms, landscaping, etc.,
- 2) it should be confirmed that the solar panels will not produce a glare (possibly impacting neighboring property owners, motorists, etc.),
- 3) a photovoltaic system decommissioning plan should be intact,
- 4) the access driveway should have sight distances available that meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 5) all necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. NYS Uniform Fire Prevention and Building Codes, NYS Department of Environmental Conservation – Phase II stormwater management and erosion and sediment control regulations, NYS Office of Parks, Recreation and Historic Preservation/SHPO, US Army Corps of Engineers and US Fish and Wildlife Service regulations),
- 6) 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 and
- 7) future plans (if any) for the total acreage should be considered.

For reference, the following are items that the Board feels could be considered when reviewing photovoltaic system applications (Source: NYS Department of State, Division of Local Government Services, “Solar Energy Regulation” presentation):

Compatibility with neighborhood character:

1. Do not negatively impact adjacent uses
2. Visually compatible
 - a. For example, potential impact includes glare or reflection, which might be nuisance to other property owner or impair visibility of motor vehicle drivers
3. Use sensitivity especially in areas containing unique architectural styles or historic structures

Review elements:

- 1) Access to solar energy
- 2) Casting shadows
- 3) Blocking view sheds
- 4) Causing glare
- 5) Rain run-off

Decommissioning provisions:

- Some municipalities address abandonment, decommissioning or “cessation of activity” within their regulations
- For example, “Must ensure site will be restored to useful, nonhazardous condition, including completion time frame for complete removal of collectors, mounts and other associated equipment and facilities”
- Some require decommissioning plans, especially for commercial scale projects

Rachel Clar offered to submit a letter to the Board addressing some of the more common comments.

Knickerbocker Rd Self Storage, 6323 Knickerbocker Road, T. Ontario

Preliminary/Final Site Plan/Special Permit, Tax Map Ref. No. 63117-10-257710

2 self-storage bldgs, 130.30'x33' and 75.75'x33'. Joseph Domicello, the applicant, was available for questions.

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Bartels

Opposed –

Abstention – Mr. Catalano

Motion carried

Comments:

- 1) development should be done in a manner that helps it remain compatible with existing on-site (e.g. professional office building) and 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 near the highly traveled NYS Rt. 104,
- 2) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed commercial development remain compatible with surrounding land uses (e.g. mitigate visual and noise impacts, particularly as they relate to adjacent residential uses),
- 3) traffic generating characteristics of the proposal should be considered, including, but not limited to the following: driveway location(s), building area(s), parking area(s), driveway sight distances (i.e. they should meet American Association of State Highway and Transportation Officials - AASHTO recommendations) and on-site traffic circulation. 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 Knickerbocker Rd,
- 4) emergency service vehicle access should be provided and local emergency service providers should review plans to ensure that proposed development can be accessed and served (e.g. ambulance, police and fire),
 - 5) all necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. NYS Uniform Fire Prevention and Building Codes, NYS Department of Environmental Conservation - Phase II stormwater management and erosion and sediment control regulations, etc.),
 - 6) outside storage should be limited (e.g. items in disrepair should not be permitted to accumulate),
 - 7) toxic/hazardous materials should not be stored in the proposed storage units and
 - 8) future plans (if any) for the total acreage should be considered.

Dusty Winter, 5506 Morse Hill Road, T. Sodus

Special Permit, Tax Map Ref. No 67116-00-863828

Repair/inspection station in ag zone. Dusty Winter, the applicant, was available for questions.

Action – Approve with Comments

Motion – Mr. R. Burns

Second – Mr. Lockwood

Opposed –

Abstention – Mr. Baker

Motion carried

Comments:

The Board understood that this application will need final approval from the Sodus ZBA, a “full statement of such proposed action” was submitted and the inspection station is simply an additional proposed service that will be offered by an existing repair business. The following are the comments:

- 1) a sketch/site plan should be provided to help delineate onsite features such as existing structure(s), septic system, parking area(s) and driveway locations, as well as parcel boundaries,
- 2) on-site traffic circulation, parking area(s) and total number of available parking spaces should be determined/delineated,
- 3) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations and parked vehicles should not impede available sight distances,
- 4) warning signs should be installed on Morse Hill Road (if appropriate) to alert traffic of the repair shop’s driveway entrance and associated farm equipment/truck traffic,
- 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.,
- 7) outside storage should be limited (e.g. equipment in disrepair should not be permitted to accumulate),
- 8) “operational noises” should be mitigated (i.e. noise generated by business activity should not impact nearby residential uses),
- 9) any/all hazardous/toxic materials must be properly stored, handled and disposed of,
- 10) the repair/inspection station/shop must meet applicable NYS Uniform Fire Prevention and Building Codes given the proposed use and
- 11) any/all necessary local, federal and state (e.g. NYS Department of Environmental Conservation, NYS Department of Motor Vehicles) recommendations and approvals/permits must be followed/obtained.

Paul Morales, 6091 Route 21, T. Williamson

Final Site Plan / Special Permit, Tax Map Ref. No 65117-16-905419

Construct new 50’x28’ building at back of property for office, to park vehicles and store construction materials. Mr. Paul Morales presented.

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Wedman

Opposed –

Abstention –

Motion carried

Comments:

- 1) the proposed use/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,
- 2) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed use/ development remain compatible with surrounding land uses (e.g. mitigate visual and noise impacts, particularly as they relate to adjacent residential uses),
- 3) traffic generating characteristics of the proposal should be considered, including, but not limited to the following: driveway location, building areas, parking area(s), driveway sight distances (i.e. they should meet American Association of State Highway and Transportation Officials - AASHTO recommendations) and on-site traffic circulation. Proposed on-site traffic circulation, building areas and associated parking /office 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 Route 21,
- 4) emergency service vehicle access should be provided and local emergency service providers should review plans to ensure that proposed development can be accessed and served (e.g. ambulance, police and fire),
- 5) all necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. NYS Uniform Fire Prevention and Building Codes, NYS Department of Environmental Conservation - Phase II stormwater management and erosion and sediment control regulations, NYS Department of Transportation driveway permit(s) – if applicable etc.),
- 6) outside storage should be limited (e.g. items in disrepair should not be permitted to accumulate),
- 7) any toxic/hazardous materials must be properly stored, used and disposed of (if applicable) and
- 8) future plans (if any) for the total acreage should be considered.

Mr. Ruth arrive 7:37 PM.

Ontario Self Storage, 1683 Route 104, T. Ontario

Preliminary/Final Site Plan/Special Permit, Tax Map Ref. No. 62117-12-958710

Commercial storage structures with off street parking. Mr. Rick Mitchell of Mitchell Design Build presented.

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. J. Burns

Opposed –

Abstention – Mr. Catalano

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, etc., particularly given that the parcel is located on the highly traveled NYS Rt. 104,
- 2) traffic generating characteristics of the proposal should be considered, including, but not limited to the following: driveway location(s), building areas, parking areas, driveway sight distances (i.e. they should meet American Association of State Highway and Transportation Officials - AASHTO recommendations) and on-site traffic circulation. 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,
- 3) all necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. NYS Uniform Fire Prevention and Building Codes, NYS DEC - Phase II stormwater management and erosion and sediment control regulations, NYS Department of Transportation – driveway work permit, etc.),
 - 4) emergency service vehicle access should be provided and local emergency service providers should review plans to ensure that proposed development can be accessed and served (e.g. ambulance, police and fire),
 - 5) outside storage should be limited (e.g. items in disrepair should not be permitted to accumulate),
 - 6) all toxic/hazardous materials that may be associated with any on-site business (if applicable) should be properly stored, handled and disposed of,
 - 7) future plans (if any) for the total acreage should be considered and
 - 8) the applicant(s) should be aware that portions of the parcel may 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/>) and any planning/development should be done in accordance with applicable regulations.

Other Business:

There being no further business, the meeting was adjourned at 7:58 PM.

Respectfully submitted,
Tracy Lambie, Secretary