

WAYNE COUNTY PLANNING BOARD

MINUTES

September 26, 2018

Chairman, Matt Krolak called the September 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, Bert Peters, Larry Ruth, Ron Thorn, Jim Wedman

Staff: Bret DeRoo, Tracy Lambie

AUGUST 2018 MINUTES

Action – Approve

Motion – Mr. Ruth

Second – Mr. Burgess

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

The following 8 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. Peters

Opposed –

Abstention –

Motion carried

James Kalinski, 19 North Park Street, V. Clyde

Use Variance, Tax Map Ref. No. 74112-14-358409

Change from 3 unit w/owner occupied to 3 unit, not owner occupied

Comments:

- 1) the hardship criteria (rules/tests) 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) 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/property maintenance, fencing, berms, landscaping, etc.,
- 4) all necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. NYS Uniform Fire Prevention and Building Codes),
- 5) emergency service vehicle access should be provided for and local emergency service providers should review plans to ensure that proposed development can be accessed and served (e.g. ambulance, police and fire),
- 6) future plans (if any) for the total acreage should be considered and
- 7) the Village may wish to review applicable plans/studies and regulations to determine if they still meet intended objectives should there be repeated requests for similar variances.

T. C. Enterprises, 7168 Lake Bluff Road, T. Huron

Special Permit, Tax Map Ref. No. 72118-00-587759

Small commercial business running out of residence

Comments:

- 1) an updated/more detailed site plan should be provided to help further delineate features such as existing septic system details, on-site (and off road) parking area(s) and driveway locations in addition to the storage/display areas, parcel boundaries and existing structures already illustrated,
- 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, display/storage areas and associated parking areas should be designed/developed in a manner (e.g. off road and not in the Lake Bluff Road right of way) that will provide safe pedestrian and vehicular interaction between those items as well as access to Lake Bluff Road. Also, there should be no need for vehicles to back onto Lake Bluff Road,
- 3) development should be done in a manner that helps it remain compatible with surrounding and on-site 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 near Great Sodus Bay,
- 4) outside storage should be limited (e.g. equipment in disrepair should not be permitted to accumulate),
- 5) any toxic/hazardous materials (associated with any on-site activity) should be properly stored, handled and disposed of,
- 6) all applicable federal, NYS and local Codes/regulations (e.g. NYS Department of Environmental Conservation, NYS Uniform Fire Prevention and Building Codes and Town of Huron and NYS Department of Health waste water treatment and water supply regulations) must be complied with,
- 7) emergency service vehicle access should be provided,
- 8) future plans (if any) for the total acreage should be considered and
- 9) 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 (approximate mapping available online at <https://msc.fema.gov/portal>) and any planning/development should be done in accordance with applicable regulations.

Care Net of Wayne County, 1141 East Union Street, V. Newark

Special Permit, Tax Map Ref. No. 68111-20-882007

36 sq. ft. sign where 32 sq. ft. allowed

Comments:

- 1) the proposed sign should not impede available sight distance(s) and
- 2) the proposed sign should not impact the NYS Department of Transportation Rt. 31 / East Union Street right of way.

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

1. **“Municipal Control of Signs” @**
<https://www.dos.ny.gov/lg/publications/Municipal%20Control%20of%20Signs.pdf>
2. **“Zoning and the Comprehensive Plan” @**
https://www.dos.ny.gov/lg/publications/Zoning_and_the_Comprehensive_Plan.pdf

Hidden Woods Subdivision, 7000 Ontario Center Road, T. Ontario

Preliminary/Final Subdivision Plan / Preliminary/Final Site Plan, Tax Map Ref. No. 62118-00-867561

2 lot subdivision for 2 single family homes, Lot 1 - 10.583 acres, Lot 2 - 10.003 acres

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 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) 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.

Michael Derks, 6698 Lakeside Road, T. Ontario

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 61118-00-966140

2 lot subdivision, Lot R-2A - 2.0 acres, Lot R-2B - 2.789 acres. Mr. Michael Derks presented.

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 applicable 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 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
- 5) development must meet NYS Uniform Fire Prevention and Building Codes, including driveway design that includes provision for emergency service vehicle access (if applicable).

Matthew Nowak, 1214 Lake Road, T. Ontario

Area Variance, Tax Map Ref. No. 62119-00-340246

Construct detached garage nearer to front property line than front of main building

Comments:

- 1) the hardship criteria (rules/tests) 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 Town may wish to review applicable regulations to determine if they still meet intended objectives should there be repeated requests for similar variances and
- 4) the property owner(s) should be aware that portions of the parcel appear to 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.

For reference, the NYS Department of State has a useful reference document available, “**Zoning Board of Appeals**”, on their website @ https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf .

Details regarding each of the area variance “hardship rules/tests” can be found in this document.

McCready B&B, 7589 N. Ontario Street, V. Sodus Point

Special Permit, Tax Map Ref. No. 71119-14-271284

Convert home back to B&B

Comments:

- 1) proposed business details should be confirmed such as the anticipated number of guests, seasons of operation, etc.,
- 2) a site plan should be provided that illustrates existing and proposed structures (if applicable), driveway and parking areas, etc.,
- 3) existing and proposed on-site traffic circulation, building area(s), 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 potential future development (if applicable),
- 4) the driveway(s) should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
- 5) 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., particularly given that the site is located near the Great Lakes Seaway Trail and Lake Ontario,
- 6) 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,
- 7) emergency service vehicle access should be provided for and
- 8) future plans (if any) for the total acreage should be considered.

Richard Haywood, 5846 Arbor Road, T. Williamson

Area Variance, Tax Map Ref. No 64117-00-277088

40'x100' pole barn on flag shaped lot, forward and closer to road than allowed

Comments:

- 1) the hardship criteria (rules/tests) 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 Town may wish to review applicable regulations to determine if they still meet intended objectives should there be repeated requests for similar variances and
- 4) 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.

For reference, the NYS Department of State has a useful reference document available, “Zoning Board of Appeals”, on their website @ https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf.

Details regarding each of the area variance “hardship rules/test” can be found in this document.

Preston Landscape Services, Inc., 1640 Route 104/1611 Ridge Road, T. Ontario

Preliminary/Final Site Plan, Tax Map Ref. No. 62117-12-847662, 62117-12-848639

Stormwater Mitigation facility, relocate driveway on 104, add driveway access on Ridge Road. Greg McMahon of McMahon LaRue presented.

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

Abstention – Mr. Catalano

Motion carried

Comments:

- 1) all applicable NYS Department of Transportation permits/recommendations must be obtained/followed (e.g. a driveway permit should be obtained, no development should take place in the NYS Department of Transportation right-of-way, there should be no parking on the shoulder of NYS Rt. 104, etc.),
- 2) a driveway permit should be obtained from the Wayne County Highway Department (if applicable for a new driveway accessing Ridge Rd.) and there should be no development in the Ridge Road right-of-way or parking on the shoulder of Ridge Road,
- 3) both driveways should have sight distances available that meet AASHTO (American Association of State Highway and Transportation Officials) recommendations and no on-site development should impede available sight distance,
- 4) development, potentially including the proposed Ridge Road driveway, should be done in a manner, that helps it remain compatible with surrounding land uses (“protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas”),
- 5) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed development remain compatible with surrounding land uses (i.e. mitigate aesthetic, noise and dust impacts – use berms to help reduce noise impacts from use of equipment, pave driveway to reduce dust impacts, etc.),
- 6) commercial truck traffic should be limited to use of the NYS Rt. 104 driveway only,
- 7) proposed on-site traffic circulation, display areas, storage areas, building areas, stormwater management areas and associated parking areas should be designed/developed in a manner that will provide safe pedestrian and vehicular interaction between those items, NYS Rt. 104/Ridge Rd. and potential future development (if applicable),
- 8) the site should be developed/maintained in an aesthetically pleasing manner (i.e. through use of items such as landscaping, screening, etc.) as the parcel is located on the highly traveled NYS Rt. 104 and Ridge Road,
- 9) outside storage should be limited (e.g. equipment in disrepair should not be permitted to accumulate),
- 10) any toxic/hazardous materials (associated with any on-site activity) should be properly stored, handled and disposed of,
- 11) future plans (if any) for the total acreage should be considered and
- 12) all necessary local, federal and state recommendations/regulations and approvals/permits must be obtained/complied with (e.g. NYS Department of Environmental Conservation-Phase II Stormwater Management and Erosion and Sediment Control Regulations).

Paul Winslow, 5775 Route 21, T. Williamson

Preliminary Site Plan/Special Permit, Tax Map Ref. No. 65117-00-708044

Erect 4th Townhouse. Mr. Paul Winslow presented.

Action – Approve with Comments

Motion – Mr. Catalano

Second – Mr. Bartels

Opposed –

Abstention – Mr. Peters

Motion carried

Comments:

- 1) development should be done in a manner that helps it remain compatible with existing on-site (e.g. 3 townhouses) 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 on the highly traveled NYS Rt. 21,
- 2) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed development remain compatible with surrounding land 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 NYS Rt. 21. The information could be useful for emergency service providers to review and know also,

- 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/regulations and approvals/permits must be obtained/complied with (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.) and
- 6) future plans (if any) for the total acreage should be considered.

MB Innovations, 6513 Fisher Road, T. Ontario

Special Permit/Preliminary/Final Site Plan, Tax Map Ref. No. 64117-00-018939

Construct single family home and conduct seasonal mulch and landscape supply operations. Mr. Chad Ortega presented.

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Guthrie

Opposed –

Abstention – Mr. Catalano

Motion carried

Comments:

- 1) development should be done in a manner that helps it remain compatible with surrounding land uses (“protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas”) and is also aesthetically pleasing through use of items such as building design/materials, property maintenance, fencing, berms, landscaping, etc.,
- 2) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed development remain compatible with surrounding land uses (i.e. mitigate visual, noise and dust impacts – help reduce noise impacts from processor, pave driveway, etc.),
- 3) proposed hours of operation should be understood,
- 4) traffic generating characteristics of the proposal should be considered, including, but not limited to the following: driveway location(s), building areas, storage 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, display/storage 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 Fisher Road,
- 5) all necessary local, federal and state recommendations/regulations and approvals/permits must be obtained/complied with (e.g. NYS Department of Health, NYS Uniform Fire Prevention and Building Codes, NYS Department of Environmental Conservation - Phase II stormwater management and erosion and sediment control regulations, FEMA flood zone, etc.),
- 6) 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),
- 7) outside storage should be limited (e.g. items in disrepair should not be permitted to accumulate),
- 8) all toxic/hazardous materials that may be associated with any on-site activity should be properly stored, handled and disposed of,
- 9) future plans (if any) for the total acreage should be considered (i.e. verify the ultimate scope of activity on this parcel) and
- 10) the applicant(s) 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.

Richard Reyn, 9648 Ridge Road, T. Huron

Special Permit, Tax Map Ref. No. 72117-16-891467

Lunkenheimer Craft Brewing Company to use store front building as tasting room and to serve local NYS labeled beer, wine and spirits

Action – Approve with Comments

Motion – Mr. R. Burns

Second – Mr. Wedman

Opposed –

Abstention – Mr. Lockwood

Motion carried

Comments:

- 1) an updated/more detailed site plan should be provided to help further delineate features such as the septic system location/details, in addition to the on-site (and off road) parking area(s), easement area (County of Wayne), driveway location and parcel boundaries,
- 2) the on-site septic system and the Wayne County Ingress/Access easement should not be impacted by the proposed development or traffic/parking areas,
- 3) traffic generating characteristics of the proposal should be considered, including, but not limited to the following: driveway location(s), building areas, septic system location, parking areas, Wayne County access easement, 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, display/storage areas and associated parking areas should be designed/developed in a manner (e.g. off road and not in the Ridge Road right of way) that will provide safe pedestrian and vehicular interaction between those items as well as access to Ridge Road. This is in an effort to encourage on-site safety as well as efficient traffic flow along Ridge Road (e.g. do not create the need for vehicles to back onto Ridge Road),
- 4) property and building development/maintenance should be done in a manner (i.e. the site should be free of garbage/debris and refuse containers should be animal-proof) that helps it remain compatible with surrounding and on-site 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 near Great Sodus Bay and location on the Great Lakes Seaway Trail,
- 5) all applicable federal, NYS and local Codes/regulations (e.g. NYS Department of Environmental Conservation, NYS Uniform Fire Prevention and Building Codes and Town of Huron and NYS Department of Health - including waste water treatment and water supply regulations, NYS Department of Agriculture and Markets, Alcohol Beverage Control - ABC Laws) must be complied with and
- 6) 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 (approximate mapping available online at <https://msc.fema.gov/portal>) and any planning/development should be done in accordance with applicable regulations.

Adam Houpt, 2223 Route 104, T. Ontario

Special Permit/Preliminary/Final Site Plan, Tax Map Ref. No. 63117-00-571738

Outdoor facility for retail sale of lawn mowers & tractors (dealership)

Action – Approve with Comments

Motion – Mr. Peters

Second – Mr. R. Burns

Opposed –

Abstention – Mr. Catalano

Motion carried

Comments:

- 1) the parcel appears to contain FEMA flood zone area (approximate mapping available online at <https://msc.fema.gov/portal>) and all planning/development should be done in accordance with applicable regulations,
- 2) traffic generating characteristics of the proposal should be considered, including, but not limited to the following: driveway location(s), building areas, display areas, parking areas, septic system location, 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, display/storage 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) nothing should be parked or displayed in an area that will impede driveway sight distances,
- 4) emergency service vehicle access should be provided for,
- 5) 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,
- 6) "operational noises" should be mitigated (i.e. noise generated by business activity should not impact surrounding uses),
- 7) outside display/storage should be limited (e.g. equipment in disrepair should not be permitted to accumulate),
- 8) any/all hazardous/toxic materials must be properly stored, handled and disposed of and
- 9) all necessary local, federal and state recommendations/regulations and approvals/permits must be obtained/complied with (e.g. NYS Uniform Fire Prevention and Building Codes, NYS Department of Environmental Conservation, etc.).

Kevin Doser, 2066 Railroad Avenue, T. Ontario

Special Permit/Preliminary/Final Site Plan, Tax Map Ref. No. 63117-10-410729

Storage and delivery of landscape material for wholesale customers, 40'x60' pole barn

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. Ruth

Second – Mr. Peters

Opposed –

Abstention – Mr. Catalano

Motion carried

Comments:

- 1) a driveway permit must be obtained from the Wayne County Highway Department (if applicable for a new driveway accessing Railroad Avenue and no development should take place in the road right-of-way, there should be no parking on the shoulder of Railroad Ave., etc.),
- 2) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations and no on-site development should impede available sight distance,
- 3) proposed on-site traffic circulation, display areas, storage areas, building area, stormwater management areas and associated parking areas should be designed/developed in a manner that will provide safe pedestrian and vehicular interaction between those items, Railroad Ave. and potential future development (if applicable),
- 4) screening (e.g. fence, berm, landscaping, etc.) should be used to help the commercial development remain compatible with surrounding land uses (i.e. mitigate visual and noise impacts between this proposal and adjacent uses if necessary),

- 5) the site should be developed/maintained in an aesthetically pleasing manner (i.e. through use of items such as landscaping, screening, etc.) as the parcel is located near the highly traveled NYS Rt. 104,
- 6) outside storage should be limited (e.g. equipment in disrepair should not be permitted to accumulate),
- 7) any toxic/hazardous materials (associated with any on-site activity) should be properly stored, handled and disposed of,
- 8) future plans (if any) for the total acreage should be considered and
- 9) all necessary local, federal and state approvals/permits/recommendations must be obtained/complied with (e.g. NYS Uniform Fire Prevention and Building Codes, NYS Department of Environmental Conservation - Phase II Stormwater Management and Erosion and Sediment Control Regulations).

Mark Bernard, 7483 Salmon Creek Road, T. Williamson

Special Permit, Tax Map Ref. No. 65119-00-663204

Farm Winery with Tasting

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. R. Burns

Opposed –

Abstention – Mr. Peters

Motion carried

Comments:

- 1) all necessary local, federal and state recommendations/regulations and approvals/permits must be obtained/complied with (e.g. NYS Uniform Fire Prevention and Building Codes, NYS Department of Health, NYS Department of Agriculture and Markets etc. – link to NYSDAM document available below). The Board felt that following NYS Department of Health regulations regarding items such as wastewater treatment, potable water supply and possible food preparation could be particularly important, given the overall scope of the proposed business,
- 2) 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, property maintenance etc.,
- 3) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed development remain compatible with surrounding land uses (e.g. mitigate visual and noise impacts, particularly as they relate to adjacent residential uses),
- 4) 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 Salmon Creek Road,
- 5) there should be an adequate number of dedicated parking spaces available for the intended use and all parking should be on-site (i.e. there should be no “on-road” parking),
- 6) 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). The Board felt that it would be important for a “fire lane” to always be kept clear/open,
- 7) future plans (if any) for the total acreage should be considered and
- 8) the property owner(s) should be aware that portions of the parcel appear to 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.

For reference, the NYS Department of Agriculture and Markets has a guideline document available, **“Guideline for Review of Local Laws Affecting Farm Operations Which Produce, Prepare and Market Crops for Wine, Beer, Cider and Distilled Spirits”**, on their website @

<https://www.agriculture.ny.gov/AP/agservices/guidancedocuments/305-a-Winery-Distillery-Guideline.pdf>

Other Business:

The Board was given information of an upcoming training opportunity.

There being no further business, Mr. Baker made a motion to adjourn, seconded by Mr. Wedman. The meeting was adjourned at 7:55PM.

Respectfully submitted,
Tracy Lambie, Secretary