

WAYNE COUNTY PLANNING BOARD

MINUTES

January 30, 2019

Chairman, Rob Burns called the January 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, Jim Burns, Rob Burns, Joe Catalano, Steve Guthrie, Bob Hutteman, Matt Krolak, , Bert Peters, Larry Ruth, Ron Thorn, Jim Wedman

Staff: Bret DeRoo, Tracy Lambie

DECEMBER 2018 MINUTES

Action – Approve

Motion – Mr. Ruth

Second – Mr. Bartels

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

The following 4 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. Peters

Second – Mr. Hutteman

Opposed –

Abstention –

Motion carried

Stead Subdivision, 996 Willits Road, T. Ontario

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 62118-00-089413

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

Thomas Nelson, 964 Route 104, T. Ontario

Preliminary/Final Site Plan, Tax Map Ref. No. 62117-00-022595

Install 3 illuminated signs totaling 60 sq. ft.

Comments:

- 1) the proposed sign should not impede available sight distance(s),
- 2) the proposed sign should not impact the NYS Department of Transportation Rt. 104 right of way,
- 3) the NYS Department of Transportation should have an opportunity to review the proposal to determine potential impacts (if applicable) and
- 4) 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.

Jefferson Street, LLC, 1933 Route 104, T. Ontario

Preliminary/Final Subdivision Plan, Tax Map Ref. No 63117-09-236703

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 wastewater treatment 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) codes/regulations,
- 2) all necessary “cross-lot easements“ should be in place to ensure that existing and (potential) future developments can maintain their function and compatibility (e.g. access/driveway/roadway, parking, utility, etc.),
- 3) 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,
- 4) future plans (if any) for the total acreage should be considered,
- 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) development must meet all local, federal and NYS (Uniform Fire Prevention and Building Codes), including driveway design that includes provision for emergency service vehicle access (if applicable).

Welker Subdivision, 557 Bills Road, T. Walworth

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 61114-00-592811

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 wastewater treatment 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) codes/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(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/>) and any planning/development should be done in accordance with applicable regulations.

Sonbyrne Sales, Inc., 515 East Union Street, V. Newark

Special Permit, Tax Map Ref. No. 68110-07-735963

New 4,232 sq. ft. Byrne Dairy Retail Store and (5 dispenser) Fueling facility. Christian Brunelle of Byrne Dairy presented. 2 neighbors were in attendance with comments regarding the project.

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Peters

Opposed –

Abstention – Mr. Guthrie

Motion carried

Comments:

The Board recommended that items should be considered that are being proposed to help this development be compatible with surrounding land uses and protect community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas (comments #3 and #4 relate to these items).

- 1) any/all applicable Village of Newark Department of Public Works approvals/recommendations must be obtained/followed (e.g. no development should take place in the street right-of-way, there should be no need for parking on the shoulder of Village streets unless otherwise permitted by Village code, etc.),
- 2) traffic generating characteristics of the proposal should be considered, including, but not limited to the following: driveway locations, 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, driveway locations, building area 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 East Union Street /NYS Rt. 31, Vienna Street, Church Street and Cuyler Street, and no on-site development should impede available sight distances,
- 3) 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),
- 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 East Union Street / NYS Rt. 31 (Erie Canalway National Heritage Corridor),
- 5) outside storage should be limited (e.g. items in disrepair should not be permitted to accumulate),
- 6) any/all toxic/hazardous materials should be properly stored, handled and disposed of,
- 7) 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),
- 8) future plans (if any) for the total acreage should be considered and
- 9) all necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. 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).

Other Business:

There being no further business, Mr. Ruth made a motion to adjourn, seconded by Mr. Krolak. The meeting was adjourned at 7:28 PM.

Respectfully submitted,
Tracy Lambie, Secretary