

WAYNE COUNTY PLANNING BOARD

MINUTES

September 25, 2019

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

Staff: Bret DeRoo, Tracy Lambie

AUGUST 2019 MINUTES

Action – Approve

Motion – Mr. Hutteman

Second – Mr. Baker

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

The 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. Bartels

Opposed –

Abstention –

Motion carried

Leslie Foor, 715 Ontario Drive, T. Ontario

Area Variance, Tax Map Ref. No. 61119-11-718584

Expand existing deck to 400 sq. ft.

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 should be considered (e.g. minimize the side yard setback variance to the extent possible by considering deck design alternatives that will reduce side yard setback encroachment),
- 3) the proposed deck should be sited/developed so that it will not interfere with adjacent property owner(s) views of Lake Ontario, to the extent practicable,
- 4) the wastewater treatment system must meet applicable local and/or New York State (e.g. Department of Health, Uniform Fire Prevention and Building Code) codes/regulations (as applicable),
- 5) proposed development must meet NYS Uniform Fire Prevention and Building Codes,
- 6) 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 deck design/materials, fencing, berms, landscaping, etc. and
- 7) the property owner(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/>) and 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.

Weed Subdivision, 302 Route 89, T. Savannah

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 77110-00-555280, 77110-00-574173

2.622 acres to be conveyed for single family home on flag lot, 0.613 acres from Lot 1, 2.009 acres from lot 3.

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 for the total acreage should be considered,
- 4) a driveway permit should be obtained from the NYS Department of Transportation (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) 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).

CS Automation, 6298 Dean Parkway, T. Ontario

Preliminary/Final Site Plan, Tax Map Ref. No. 61117-00-197676

13,888 sq. ft. commercial space for office and warehouse.

Action – Approve with comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

Abstention – Mr. Catalano

Motion carried

Comments:

- 1) proposed 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., particularly given that the parcel has access to Dean Parkway and Timothy Lane and is near the highly traveled NYS Rt. 104 corridor,
- 2) screening (e.g. fence, berm, landscaping, etc.) should be considered/used to help the proposed development remain compatible with surrounding land uses (i.e. mitigate visual and noise impacts between this proposal and adjacent land uses - if applicable),
- 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 area, associated parking area(s) and development plans should be designed/developed in a manner that will provide safe pedestrian and vehicular interaction between those items as well as access to Dean Parkway and Timothy Lane,
- 4) emergency service vehicle access should be planned and provided for, including driveway design that meets NYS Uniform Fire Prevention and Building Codes (if applicable), 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) “operational noises” should be mitigated (i.e. noise generated by business activity should not impact other nearby uses - if applicable),
- 6) outside storage should be limited (e.g. items in disrepair should not be permitted to accumulate),
- 7) any toxic/hazardous materials should be properly stored, handled and disposed of,
- 8) development, including water and wastewater treatment/sanitary service, must meet all local, federal and NYS codes/regulations (Department of Environmental Conservation - Phase II Stormwater Management

and Erosion and Sediment Control regulations and other applicable regulations, Department of Health, Uniform Fire Prevention and Building Code, etc.) and

- 9) proposed development should take applicable “well-considered” and/or master planning efforts/recommendations into account (e.g. “Commerce Center Master Plan”).

The Wayne County Planning Board has reviewed several site plan applications for proposed development within the park in the past few years. They would still like to ensure they understand overall/comprehensive plans for the park to the extent possible. The Board feels that it is important to confirm that items such as, but not necessarily limited to, infrastructure/roadways and emergency services, are planned/designed to meet the demands of existing as well as proposed uses. In the past, the Board has specifically questioned if traffic study information will be available for the park area. They were pleased to hear that work is being done within the Town to help address traffic-related issues and other future park plans.

Nowak Subdivision, 8040 Lake Road, V. Sodus Point

Preliminary Subdivision Plan, Tax Map Ref. No. 70119-20-884125

7 Lot subdivision. INFORMAL REVIEW ONLY. No action to be taken by the Board.

Comments:

- 1) 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 Great Lakes Seaway Trail (<http://www.seawaytrail.com/>),
- 2) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed development remain compatible with surrounding land uses,
- 3) 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) codes/regulations,
- 4) the proposed lots/development must meet applicable local, federal and New York State (e.g. Department of Health, Uniform Fire Prevention and Building Codes, Department of Environmental Conservation - Phase II stormwater management and erosion and sediment control plans) codes/regulations,
- 5) the proposed driveways should have sight distances available that meet American Association of State Highway and Transportation Officials (AASHTO) recommendations for sight distance and driveway design should include provision for emergency service vehicle access (if applicable),
- 6) emergency service providers should review plans to ensure that proposed development can be accessed and served (e.g. ambulance, police and fire),
- 7) future plans (if any) regarding the total acreage should be considered and
- 8) 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, parking, utility, etc.).

Many of the comments above are routinely recommended by the Board regarding similar subdivision reviews. Comments found below are more specifically related to this subdivision and recent events in Sodus Point:

1. Question “12.b.” on Part 1 of the Short Environmental Assessment Form indicates that the project site is located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. The Board felt that it will be important for this question to be addressed, possibly requiring contact with SHPO.
2. Given items such as recent flooding events and drainage improvement efforts that the Village has implemented, Stormwater Management and Erosion and Sediment Control Plans should be thoroughly reviewed and determined to meet NYS Department of Environmental Phase 2 regulations. Leaving as much vegetation as possible onsite and inventorying the number of trees that will be removed/retained have been suggested as possibilities for helping maintain water quality and reduce potential stormwater runoff and erosion. The Wayne County Soil and Water Conservation District has been identified as a possible resource to help with this item.
3. The Village is currently working on an Active Transportation Plan (ATP). The Board recommended that the Village Planning Board should take the plan/associated recommendations into consideration when reviewing this subdivision application. As an example, one of the draft ATP recommendations is to

develop a shared use path along the south side of Lake Road from N. Fitzhugh Street to the Village boundary.

4. Explore options that are, or may be, available to help reduce the number of road cuts/driveways, particularly along the highly traveled Lake Road/Seaway Trail. Lake Road traffic reportedly travels at a high speed and bicyclists also share use of the road.

Other Business:

Nominating committee: Election of 2020 Officers will take place at the December meeting. The Nominating Committee consists of Mr. Guthrie, Mr. Hutteman, and Mr. Burns.

There being no further business, Mr. Peters made a motion to adjourn, seconded by Mr. Bartels. The meeting was adjourned at 7:33 PM.

Respectfully submitted,
Tracy Lambie, Secretary