

WAYNE COUNTY PLANNING BOARD
MINUTES
February 25, 2015

Vice-Chairman, Ken Burgess called the February meeting of the Wayne County Planning Board to order at 7:00 p.m. in the Wayne County Courthouse in Lyons, New York.

Board Present: Dave Broach, Ken Burgess, Robert Burns, Steve Guthrie, Bob Hutteman, Matt Krolak, Dave LeRoy, Mike Melino, Larry Ruth, Mike Schuth, Ron Thorn

Staff: Bret DeRoo

JANUARY 2015 MINUTES

Action – Approve

Motion – Dave LeRoy

Second – Mike Schuth

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Daniel VanAtta, 1130 Route 104, T. Ontario

Use Variance, Tax Map Ref. No. 62117-00-242651

Sale of new and used motor vehicles.

Action – Approve with comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

Abstention – Mr. Melino

Motion carried

Comments:

- 1) the hardship criteria that are required to grant the use variance must be substantiated at the local level,
- 2) the minimum variance necessary should be considered (i.e. how many cars will be permitted for sale and where will they be displayed on the parcel?),
- 3) on-site traffic circulation, auto display and parking area/s 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) 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,
- 7) “operational noises” should be mitigated (i.e. noise generated by business activity should not impact nearby residential uses),
- 8) outside storage should be limited (e.g. equipment in disrepair should not be permitted to accumulate),
- 9) any/all hazardous/toxic materials must be properly stored, handled and disposed of,
- 10) the building must meet applicable NYS Uniform Fire Prevention and Building Codes,
- 11) any/all necessary local and state (e.g. NYS Department of Environmental Conservation) approvals/permits/recommendations must be followed/obtained and
- 12) the property owner/s should be aware that portions of the parcel may contain (or be near) FEMA flood zone area and any planning/development should be done in accordance with applicable regulations.

Wilberts Premium Recycled Auto Parts, 6333 Lakeside Road, T. Ontario
Preliminary / Final Site Plan, Tax Map Ref. No. 61117-00-851715

New buildings and demolition of existing buildings in 2 phases.

Action – Approve with comments

Motion – Mr. Ruth

Second – Mr. LeRoy

Opposed –

Abstention – Mr. Melino

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 near the highly traveled NYS Rt. 104,
- 2) “operational noises” should be mitigated (i.e. noise generated by business activity should not impact nearby residential uses),
- 3) outside storage area/s should be fenced,
- 4) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 5) on-site traffic circulation and parking areas should be determined/delineated,
- 6) emergency service vehicle access should be provided for,
- 7) any /all hazardous/toxic materials must be properly stored, handled and disposed of,
- 8) the buildings must meet applicable NYS Uniform Fire Prevention and Building Codes,
- 9) any/all necessary federal, state (e.g. NYS Department of Environmental Conservation) and local approvals/permits/recommendations must be followed/obtained,
- 10) the property owner/s should be aware that portions of the parcel may contain (or be near) FEMA flood zone area and any planning/development should be done in accordance with applicable regulations and
- 11) future plans (if any) for the total acreage should be considered.

Lakeview Health Services, 1936 Route 31, T. Macedon

Area Variance, Tax Map Ref. No. 63111-00-357855

3-story, 60 unit apartment project.

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. Melino

Opposed –

Abstention –

Motion carried

Comments:

- 1) the hardship criteria that are required to grant the area variance must be substantiated at the local level,
- 2) the property owner/s should be aware that portions of the parcel may contain (or be near) National wetland area as well as FEMA flood zone area and any planning/development should be done in accordance with applicable regulations and
- 3) future plans for the total acreage should be considered, including tax parcel ID # 63111-00-298861, 1.53 acres (e.g. what will happen with the existing building on this parcel and will the parcel be merged with tax parcel ID # 63111-00-357855 as proposed in the past?).

The following 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. Schuth

Opposed –

Abstention –

Motion carried

Stavalone Subdivision, 6734 Ontario Center Road, T. Ontario

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 62118-00-867217

2 lot subdivision

Comments:

- 1) the proposed lots should be configured with enough area to contain an existing and/or construct a new septic system that will meet NYS Department of Health regulations,
- 2) 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,
- 3) future plans (if any) for the total acreage should be considered and
- 4) the property owner/s should be aware that portions of the proposed parcels may contain (or be near) National wetland area and any planning/development should be done in accordance with applicable regulations.

Lehr Subdivision, 241 Mildahn Road, T. Walworth

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 61113-00-149986

3 lot subdivision

Comments:

- 1) the proposed lots should be configured with enough area to contain an existing and/or construct a new septic system that will meet NYS Department of Health regulations,
- 2) 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,
- 3) future plans (if any) for the total acreage should be considered and
- 4) the property owner/s should be aware that portions of the parcel may contain (or be near) FEMA flood zone area and any planning/development should be done in accordance with applicable regulations.

Other Business:

There being no further business, Mr. Guthrie made a motion to adjourn the meeting, seconded by Mr. Schuth. The meeting was adjourned at 7:50 PM.

Respectfully submitted,
Tracy Lambie, Secretary