

WAYNE COUNTY PLANNING BOARD

MINUTES

January 28, 2015

Outgoing Chairman, Dave LeRoy called the January 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, Steve Buisch, Ken Burgess, Robert Burns, Dave LeRoy, Larry Lockwood, Mike Melino, Larry Ruth, Mike Schuth, Ron Thorn

Staff: Bret DeRoo, Tracy Lambie

The following slate of 2015 officers was presented:

Chairman – Dave Broach

Vice Chairman – Ken Burgess

Secretary – Mike Schuth

Mr. Melino made a Motion that the nominations be closed and that the administrative secretary cast one ballot for each nomination. Seconded by Mr. Burns. Motion carried.

New Chairman Dave Broach took over the meeting.

OCTOBER 2014 MINUTES

Action – Approve

Motion – Mr. Buisch

Second – Mr. Burgess

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Martin J. Rodrick, 108 Grant Street, V. Newark

Use Variance, Tax Map Ref. No. 68110-06-358871

Convert to 2 family dwelling

This referral was reviewed and determined to be of no intermunicipal or countywide impact:

Action – Return this referral to the Village to be handled as a local matter.

Motion – Mr. Ruth

Second – Mr. Buisch

Opposed –

Abstention –

Motion carried

Comments:

The hardship criteria required to grant the use variance should be substantiated at the local level.

Baldwin Richardson Foods, 3268 Blue Heron View, T. Macedon

Preliminary / Final Site Plan, Tax Map Ref. No. 62113-00-243870

2 story office bldg, approx. 8,721 sq. ft. with new parking areas

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. Schuth
Opposed –
Abstention – Mr. Melino
Motion carried

Comments:

- 1) municipal water and sanitary sewer system impacts should be analyzed and determined to meet demands associated with the proposed expansion,
- 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, etc.,
- 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 as well as NYSDEC wetland and any planning/development should be done in accordance with applicable regulations.

Whispering Winds Campground, 2 Country Club Drive, V. Newark

Final Site Plan, Tax Map Ref. No. 68111-15-920287, 68111-15-531457

30 site campground with accessory facilities. Mr. Peter Wohlrab presented.

Action – Approve with comments

Motion – Mr. Lockwood

Second – Mr. Thorn

Opposed –

Abstention –

Motion carried

Comments:

- 1) the property owner/s should be aware that portions of the two parcels may contain (or be near) FEMA flood zone area as well as National wetland area and any planning/development should be done in accordance with applicable regulations,
- 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, maintaining property line setbacks etc.,
- 3) all proposed development and access (private drives) must meet NYS Uniform Fire Prevention and Building Codes,
- 4) local emergency service providers (e.g. police, ambulance and fire) should review plans to ensure that proposed development can be accessed and served,
- 5) an alternative (2nd) access should be considered and provided if necessary, specifically for an emergency service need or situation (e.g. crash gate, possibly from O'Brien Road?),
- 6) any/all necessary local and state (e.g. NYS Department of Environmental Conservation - stormwater management and erosion and sediment control plans and open fire regulation and NYS Department of Health) approvals/permits/recommendations must be obtained/followed,
- 7) recommended driving directions should be determined and made to avoid residential areas to the extent practicable,
- 8) on-site traffic circulation and parking provisions (2 spaces /camp site to compensate visitors as well?) and emergency service vehicle access should be defined,
- 9) campsite types should be clarified (i.e. number of permanent sites compared to number of seasonal sites?) and
- 10) future plans (if any) for the total acreage should be considered.

Zoning Ordinance, V. Macedon

Amend Text

Changes to Article XII Sign Regulations

Action – Approve with comments

Motion – Mr. LeRoy

Second – Mr. Buisch

Opposed –

Abstention –

Motion carried

Comments:

- 1) the proposed zoning code update (sign regulations) should be undertaken “in accord with a well-considered plan” or “in accordance with a comprehensive plan”, as referenced in the James A. Coon Local Government Technical Series, “Zoning and the Comprehensive Plan”
- 2) the Village attorney should review and approve the proposed amendments,
- 3) documents that are available via the following two (2) NYS Department of State links should be used for reference prior to finalizing the regulations:
http://www.dos.ny.gov/lg/publications/Municipal_Control_of_Signs.pdf and
<http://www.dos.ny.gov/cnsl/lu02.htm>
- 4) Section 1202: D, E F and J should be reviewed to determine if square footage requirements should be included in these items (similar to requirements found elsewhere in this section),
- 5) Section 1204 should be reviewed to correct the lettering sequence and the definition of “appropriate”, as used in item P, should be examined to determine that it provides clear guidance,
- 6) Section 1207 should be reviewed, and possibly modified, to further define “indirect illumination” (i.e. “indirect illumination” and “direct illumination” should be clearly defined),
- 7) Section 1208 should be reviewed to make sure the lettering sequence is correct,
- 8) Section 1210 C.8 should be reviewed to determine if these criteria need to be met for approval or are just being requested for informational purposes (i.e. will only certain fonts and colors be approved?) and
- 9) Section 1213 should be reviewed, and modified if necessary, to provide more specific enforcement language.

Tanner Brandt, 6459 Joy Road, T. Sodus

Special Permit, Tax Map Ref. No. 69116-00-048617

Auto repair business from existing barn

Action – Disapprove with comments

Motion – Mr. Buisch

Second – Mr. Melino

Opposed –

Abstention – Mr. LeRoy

Motion carried

Comments:

The Board does not wish to discourage business, but there were questions regarding the proposal that could not be answered as the applicant did not attend the meeting.

For reference, the following comments have been made by the Board regarding similar applications in the past:

- 1) the building/site should be developed, used and maintained in a manner that helps it remain compatible with surrounding land uses (landscaping, fencing/screening, property maintenance, etc. should be encouraged to help with this item),

- 2) “operational noises” should be mitigated (i.e. noise generated by business activity should not impact nearby residential uses),
- 3) outside storage should be limited (e.g. equipment in disrepair should not be permitted to accumulate),
- 4) any /all hazardous/toxic materials must be properly stored, handled and disposed of,
- 5) the building must meet applicable NYS Uniform Fire Prevention and Building Codes,
- 6) any/all necessary local and state (e.g. NYS Department of Environmental Conservation) approvals/permits/recommendations must be followed/obtained and
- 7) proposed driveway/s should have sight distances available that meet AASHTO (American Association of State Highway and Transportation Officials) recommendations.

William Jackson, 11834 Tellier Road, T. Wolcott

Special Permit, Tax Map Ref. No. 75118-00-586248

Install 1996 double wide 30'x50' mobile home on unoccupied concrete pad

Action – Disapprove with comments

Motion – Mr. Melino

Second – Mr. Schuth

Opposed –

Abstention – Mr. Burgess

Motion carried

Comments:

The Board felt the application should have additional information to:

- 1) help them consider the items that they are charged to review by General Municipal Law, Section 239-1.2 and
- 2) meet the requirements that are listed in the “Town of Wolcott Land Use Code - Adopted July 18, 2000”, Section 402, Special Permits.

For reference, the following are comments that the Board has made in past (similar) reviews:

- 1) the proposed mobile home and site should be developed in an aesthetically pleasing manner (i.e. through use of building design/materials, landscaping, screening, etc.),
- 2) the septic system must meet NYS Department of Health regulations (i.e. the proposed mobile home should not be within required septic system setbacks, the system should be pumped and dye tested, etc.),
- 3) the proposed structure must meet NYS Uniform Fire Prevention and Building Codes, including setbacks from property lines and
- 4) the property owner/s should be aware that portions of the parcel may contain (or be near) both National wetland (mapping available online at and NYS Department of Environmental Conservation designated wetland areas and any planning/development should be done in accordance with applicable regulations

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. Ruth

Second – Mr. Buisch

Opposed –

Abstention –

Motion carried

Greene Property Management LLC, Victor Road, T. Macedon

Preliminary/Final Site Plan / Preliminary/Final Subdivision Plan, Tax Map Ref. No. 61110-00-748897

3 lot subdivision and site plans

Comments:

- 1) proposed lot septic systems must meet NYS Department of Health regulations,

- 2) proposed lot driveways should have sight distances available that meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 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) National wetland as well as FEMA flood zone and any planning/development should be done in accordance with applicable regulations.

I Gordon Corporation, 1900 Route 31, T. Macedon

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 63111-00-214894

3 lot realty subdivison, Parcel A - 1.1 acre for exisiting bank, Parcel B - 6.5 acres existing plaza, Parcel C - 5.5 acres to be razed for new Macedon fire hall

Comments:

- 1) future plans (if any) for the total acreage should be considered and
- 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 and any planning/development should be done in accordance with applicable regulations.

Dobbs Subdivision, 7108 Furnace Road, T. Ontario

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 63118-00-628691

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 and
- 3) future plans (if any) for the total acreage should be considered.

Other Business:

There was discussion with the Board about creating a reference table regarding General Municipal Law and what County Planning Boards are charged to consider.

There being no further business, the meeting was adjourned at 8:00 PM.

Respectfully submitted,
Tracy Lambie, Secretary