

WAYNE COUNTY PLANNING BOARD
MINUTES
March 25, 2015

Chairman, Dave Broach called the March 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, Steve Guthrie, Dave LeRoy, Larry Lockwood, Larry Ruth, Mike Schuth, Ron Thorn

Staff: Bret DeRoo

FEBRUARY 2015 MINUTES

Action – Approve

Motion – Larry Ruth

Second – Dave LeRoy

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Newark Housing Development Corporation Senior Living, 325 South Main Street, V. Newark
Area Variance / Use Variance, Tax Map Ref. No. 68110-06-353922

Convert former school building into senior living complex

Action – Approve with comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

Abstention –

Motion carried

Comments:

- 1) the hardship criteria that are required to grant the area and use variances must be substantiated at the local level,
- 2) the minimum variances necessary should be considered,
- 3) on-site traffic circulation and parking areas should be determined/delineated,
- 4) emergency service vehicle access should be provided for,
- 5) development and maintenance should be done in a manner that helps the proposal 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 South Main Street (NYS Rt. 88) and
- 6) the Board also requested and received clarification regarding:
 - a) the number of proposed units that may be used to accommodate two people and how that relates to the building's total occupant capacity and
 - b) the definition of "senior living" (i.e. what is the age eligibility for this proposal and is it dependent on certain guidelines/regulations?).

Hard Road Brewery, 317 Route 104, T. Ontario

Special Permit / Preliminary / Final Site Plan, Tax Map Ref. No. 61117-00-232664

Repurpose existing 8,260 sq. ft. building as brewery with tasting area

Action – Approve with comments

Motion – Mr. Guthrie
Second – Mr. Burgess
Opposed –
Abstention –
Motion carried

Comments:

- 1) development and maintenance should be done in a manner that helps the proposal 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 site is located near the highly traveled NYS Rt. 104,
- 2) future plans (if any) for the total acreage and buildings should be considered,
- 3) any/all hazardous/toxic materials must be properly stored, handled and disposed of,
- 4) the building must meet applicable NYS Uniform Fire Prevention and Building Codes,
- 5) any/all necessary local and state (e.g. NYS Department of Health, NYS Alcoholic Beverage Control Law) approvals/permits/recommendations must be followed/obtained.

Martin Wind Turbine, 3282 Route 414 North, T. Galen

Special Permit, Tax Map Ref. No. 74113-00-484901

153' 8" wind tower

Action – Approve with comments

Motion – Mr. Ruth
Second – Mr. LeRoy
Opposed –
Abstention –
Motion carried

Comments:

- 1) turbine noise level data should be provided and the levels should not create a public nuisance,
- 2) the turbine should be installed by a certified installer,
- 3) an interconnection agreement (which includes technical, contractual, rate and metering issues) should be in place with the applicable utility company should the turbine be connected to the electric utility system or grid,
- 4) if applicable, the proposal must be in compliance with Federal Aviation Administration regulations,
- 5) anti-climb shields (or measures) should be intact,
- 6) the fall zone should be completely contained on the applicant's property,
- 7) there should be no structures within the fall zone and
- 8) if mounted to an existing structure, a licensed engineer should verify that there is (structural) capacity to meet the load requirements of the turbine.

Split-Rite, Miller Road, T. Arcadia

Use Variance, Tax Map Ref. No. 69110-00-614205

Firewood processing service

Action – Approve with comments

Motion – Mr. Guthrie
Second – Mr. Buisch
Opposed – Mr. Ruth, Mr. Burns
Abstention –
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,
- 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 design/materials, fencing, berms, landscaping, etc., particularly given that the parcel is located behind residential uses,
- 4) “operational noises” should be mitigated (i.e. noise generated by business activity should not impact nearby residential uses),
- 5) on-site traffic circulation and parking area/s should be determined/delineated,
- 6) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 7) emergency service vehicle access should be provided for,
- 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 proposed building (barn) 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 proposed parcels may contain (or be near) National wetland area as well as NYS Department of Environmental Conservation wetland area 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. Burns

Opposed –

Abstention –

Motion carried

DeBoer Subdivision, Leroy Road, T. Palmyra

Preliminary/Final Subdivision Plan, Tax Map Ref. No. 64113-00-454429

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 northern proposed parcel (Parcel No. 1) may contain (or be near) National wetland area as well as NYS Department of Environmental Conservation wetland area and any planning/development should be done in accordance with applicable regulations.

Homer Wang Subdivision, 6508 North Geneva Road, T. Sodus

Preliminary Subdivision Plan, Tax Map Ref. No. 70117-00-724911

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 a portion of the “parent parcel” may contain (or be near) National wetland area and any planning/development should be done in accordance with applicable regulations.

Other Business:

Update on training hours

There being no further business, Mr. Ruth made a motion to adjourn the meeting, seconded by Mr. Burns. The meeting was adjourned at 8:05 PM.

Respectfully submitted,
Tracy Lambie, Secretary