

WAYNE COUNTY PLANNING BOARD
MINUTES
October 29, 2014

Chairman, Dave LeRoy called the October 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: Ken Burgess, Robert Burns, Steve Guthrie, Bob Hutteman, Matt Krolak, Dave LeRoy, Larry Lockwood, Mike Melino, Larry Ruth, Mike Schuth, Ron Thorn, Ken VandeWalle

Staff: Bret DeRoo, Tracy Lambie

SEPTEMBER 2014 MINUTES

Action – Approve
Motion – Mr. Ruth
Second – Mr. Burgess
Abstention –
Motion carried

ZONING AND SUBDIVISION REFERRALS

Lakeview Health Services, 1936 Route 31, T. Macedon

Area Variance / Special Permit, Tax Map Ref. No. 63111-00-298861, 63111-00-357855

3 story, single building 60-unit apartment housing. Mr. Fred Shelley and Mr. Harry Merryman presented.

Action – Approve Special Permit with Comments
Motion – Mr. Ruth
Second – Mr. Burns
Opposed –
Abstention –
Motion carried

Comments:

- 1) the property owner/s should be aware that portions of the parcel 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) the building/site should be developed 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, landscaping etc.), particularly given that the site is visible from highly traveled NYS Rt. 31 (Canal Corridor),
- 3) all proposed development and access (private drive) must meet NYS Uniform Fire Prevention and Building Codes,
- 4) local emergency service providers should review plans to ensure that proposed development can be accessed and served (e.g. ambulance, fire and police),
- 5) any/all necessary local and state (e.g. NYS Department of Environmental Conservation - stormwater management and erosion and sediment control plans and NYS Department of Health) approvals/permits must be obtained and
- 6) future plans (if any) for the total acreage should be considered.

The Board determined the Area Variances to have no intermunicipal or countywide impact provided that the hardship criteria required to grant the variances are substantiated at the local level.

Bell Atlantic/Verizon, 7796 North Centenary Road, T. Sodus

Special Permit, Tax Map Ref. No. 68119-00-008576

Cell tower and equipment shed. Per applicant representative, Mr. Robert Brenner of Nixon Peabody, application is to be modified and will be resubmitted at a later date.

Action – No action taken

Motion –

Second –

Opposed –

Abstention –

Motion carried

Bell Atlantic/Verizon, 7951 Limekiln Road, T. Sodus

Special Permit, Tax Map Ref. No. 70115-00693521

Cell tower and equipment shed. Per applicant representative, Mr. Robert Brenner of Nixon Peabody, application is to be modified and will be resubmitted at a later date.

Action – No action taken

Motion –

Second –

Opposed –

Abstention –

Motion carried

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

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

Mr. Peter Wohlrab presented. There were verbal modifications regarding the application previously received by the Board for review. This application should return to the Wayne County Planning Board for Final Site Plan review in the future.

Action – Approve “Concept Plan” with verbal modifications for up to 250 sites with comments

Motion – Mr. Guthrie

Second – Mr. Ruth

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 provided, 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.

Westview Estates/Kurt Engebrecht, Wayneport Road, T. Macedon

Preliminary /Final Site Plan / Preliminary Subdivision Plan, Tax Map Ref. No. 61111-00-280090

Mr. Kurt Engebrecht presented.

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. Hutteman

Second – Mr. Burgess

Opposed – Mr. Guthrie

Abstention –

Motion carried

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, or be determined to meet Wayne County Highway Department recommendations (per Wayne County Highway Superintendent letter dated 10/14/14) and
- 3) future plans (if any) for the total acreage should be considered.

Lyons National Bank, 6280 Furnace Road, T. Ontario

Special Permit / Preliminary/Final Site Plan, Tax Map Ref. No. 63117-10-396644

Relocate bank into existing building.

Action – Disapprove with comments

Motion – Mr. Burgess

Second – Mr. Krolak

Opposed –

Abstention – Mr. Melino

Motion carried

Comments:

The Board is not necessarily opposed to LNB relocating to the proposed building space, but they did have concerns regarding the resulting on-site traffic circulation and parking provisions given either site plan design (“site plan” or “alternate”). The Board is charged by General Municipal Law to consider (in part) “traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities”. Unfortunately, no one attended the meeting to represent the application and therefore certain Board questions could not be answered.

Lewis residential site plan, Slocum Road (1138 Lake Rd), T. Ontario

Preliminary/Final Site Plan, Tax Map Ref. No. 62119-00-230197, 62119-00-228111

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. Thorn

Second – Mr. Ruth

Opposed –
Abstention –
Motion carried

Comments:

- 1) the septic system must meet NYS Department of Health regulations,
- 2) the driveway 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 area as well as FEMA flood zone area and any planning/development should be done in accordance with applicable regulations.

Other Business:

Nominating Committee: Election of 2015 Officers will take place at the December meeting. The Nominating Committee consists of Mr. LeRoy, Mr. Hutteman and Mr. Melino.

There being no further business, the meeting was adjourned at 8:35 PM.

Respectfully submitted,
Tracy Lambie, Secretary