

WAYNE COUNTY PLANNING BOARD

MINUTES

January 25, 2012

Steve Buisch called the January meeting of the Wayne County Planning Board to order at 7:00 p.m. in the Court House in Lyons, New York.

Present: David Broach, Steve Buisch, Monica Deyo, Steve Guthrie, Dave LeRoy, Larry Lockwood, Larry Ruth, Jim Switzer, Ron Thorn, Roger VanDemortel, Ken VandeWalle

Staff: Bret DeRoo, Tracy Lambie

Guests: Bob Hutteman (Eastview Dialysis), Laurie Spalding (Eastview Dialysis), Tom Levis (Fabrication Plus), Pat Levis (Fabrication Plus), Don Lewis (AEY Enterprises)

DECEMBER 2011 MINUTES

Action – Approve

Motion – Mr. Switzer

Second – Mrs. Deyo

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Eastview Dialysis, West Shore Boulevard, V. Newark

Preliminary Site Plan, Tax Map Ref. No: 67111-20-929175

7,480 sq. ft. medical building

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

Abstention –

Motion carried

Comment:

The building and site should be developed in an aesthetically pleasing manner (through use of building design/materials, landscaping, screening, etc.).

Fabrication Plus, 3648 Cauwels Road, T. Arcadia

Special Use Permit, Tax Map Ref. No. 67114-00-516335

Expand shop into existing building, construct 40x50' pole barn

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. VanDemortel

Abstention –

Motion carried

Comments:

- 1) any/all hazardous/toxic materials must be legally stored, used and disposed of,
- 2) any/all applicable NYS Uniform Fire Prevention and Building Codes must be met and

- 3) measures should be taken to ensure that the business remains compatible with surrounding land uses which includes a blend of agricultural and residential uses.

AEY Enterprises, 1607 Commons Parkway, T. Macedon

Special Use Permit / Prelim. / Final Site Plan, Tax Map Ref. No. 62111-00-151809

Heavy truck service/repair station

Action – Approve with Comments

Motion – Mr. Switzer

Second – Mr. Ruth

Opposed –

Abstention –

Motion carried

Comments:

- 1) the proposal should be developed in a manner that is compatible with the overall plans for the industrial park,
- 2) traffic impacts generated by the proposal should be confirmed to be acceptable,
- 3) the building and site should be developed in an aesthetically pleasing manner (through use of building design/materials, landscaping, screening, etc.) as the site is located near (and visible from) the highly traveled NYS Rt. 31,
- 4) storm water management and erosion and sediment control measures must meet Phase II NYSDEC regulations and
- 5) any/all hazardous/toxic materials must be legally stored, used and disposed of.

Cardella Townhomes, 1775 Ridge Rd, 1818 and 1782 Route 104, T. Ontario

Preliminary Site Plan, Tax Map Ref. No. 63117-09-089651, 63117-09-064652, 63117-09-076617

60 unit townhomes, used car sales, recreational vehicle dealership

Action – Deny with Comments

Motion – Mr. Ruth

Second – Mrs. Deyo

Abstention –

Motion carried

Comments:

- 1) Concerns regarding proposed townhouse density on site and resulting compatibility with nearby land uses
- 2) Traffic concerns regarding townhouse access being proposed to Ridge Road only with emergency use to NYS Rt. 104 via proposed crash gate and narrow driveway
- 3) Should there be additional access at 104?
- 4) It would be helpful to have developer available to answer questions
- 5) Concerns about Ridge Road driveway sight distance if cars are parked along (potentially blocking) Ridge Road
- 6) a driveway permit must be obtained from the Wayne County Highway Department for Ridge Road access and possibly the NYS Department of Transportation if new NYS Rt. 104 access is proposed,
- 7) stormwater and erosion and sediment control measures must meet NYSDEC Phase II regulations and
- 8) the development should be made aesthetically pleasing through use of building design/materials, landscaping, screening, etc., as the land is located between the highly traveled NYS Rt. 104 and Ridge Rd..

Lynn Carlyle mini-storage, 7596 Lake Road, T. Sodus
Special Use Permit, Tax Map Ref. No: 70119-00-357017

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Switzer

Abstention – Mr. LeRoy

Motion carried

Comments:

- 1) future plans for the remainder of the land should be requested (i.e. are additional buildings or development expected?),
- 2) traffic impacts should be considered including:
 - a. driveway sight distances, which should be confirmed to meet American Association of State Highway and Transportation Officials (AASHTO) recommendations and
 - b. proposed on-site traffic patterns.
- 3) A Wayne County Highway driveway permit should be requested for any new driveway,
- 4) building/site design and development should meet the Town’s vision for construction on Lake Rd. (NYS Seaway Trail) through use of items such as building materials, landscaping, screening, etc. and
- 5) there should be no outside storage.

Art Ertel, Sr., 8476 Greig Street, V. Sodus Point
Special Use Permit, Tax Map Ref. No. 71119-18-392157

De-icer less than 300 ft. from public access

Action – Deny with Comments

Motion – Mr. Ruth

Second – Mr. Switzer

Abstention –

Motion carried

Comments:

The Board would like to ensure that the proposed special use is designed, located, or proposed to be located so as to protect the public health, safety, welfare and convenience of the community. The Board discussed the referral at length and ultimately was not sure how to best strike a balance between the protection of private property and overall public health and safety. They did feel that having a scaled plot plan that clearly delineates the deicer location, public access area/s and other structures that may be near (e.g. docks) the access area would be helpful.

The following referrals were reviewed and determined to be of no intermunicipal or countywide impact.

Action – Return these referrals to their respective town/village to be handled as local matters.

Motion – Mr. Switzer

Second – Mr. LeRoy

Abstention –

Motion carried

Warren Subdivision, 6808 East Townline Road, T. Williamson
Preliminary Subdivision Plan, Tax Map Ref. No. 67117-00-103616

Split house from farm parcel

Comments:

The future plans for the remainder of the land should be requested.

Terry Phillips, 7273 Wall Street Road, T. Wolcott

Special Use Permit, Tax Map Ref. No. 76118-00-983883

Mobile Home Placement

Comments:

- 1) the improvements must meet Wolcott and NYS Uniform Fire Prevention and Building Codes,
- 2) the septic system/s must meet NYS Department of Health regulations and applicable Wolcott Codes and
- 3) the site should be developed in aesthetically pleasing manner (thorough use of building materials, landscaping, etc.).
- 4) The Board was also under the impression that an existing driveway will be utilized to access the home (i.e. no new driveways are proposed).

There being no further business, the meeting was adjourned at 8:45 PM.

Respectfully submitted,

Tracy Lambie, Secretary