

WAYNE COUNTY PLANNING BOARD
MINUTES
January 30, 2013

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

Staff: Bret DeRoo, Tracy Lambie

Guests: Tom Watson (Williamson Zoning), Steven Vaughn (Fiddler's picnic)

DECEMBER 2012 MINUTES

Action – Approve
Motion – Mr. Ruth
Second – Mrs. Deyo
Abstention –
Motion carried

ZONING AND SUBDIVISION REFERRALS

Chapter 178 zoning update, T. Williamson
Amend Text

Action – Approve with Comments
Motion – Mr. Guthrie
Second – Mr. Ruth
Opposed –
Abstention –
Motion carried

Comments:

- 1) the zoning update 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, “Adopting Zoning for the First Time” (i.e. consistent with a planning strategy that is a community/public benefit),
- 2) the Town attorney should review and approve the proposed amendments and
- 3) consideration should be given to identifying public property (i.e. Town park, County park, etc.) on the proposed zoning map.

Steven Vaughn (Fiddler's picnic), 3818 Ball Road, T. Marion
Special Use Permit, Tax Map Ref. No. 65115-00-577948

4 day live music, camping optional

Action – Approve with Comments
Motion – Mr. Switzer
Second – Mrs. Deyo
Opposed –
Abstention –

Motion carried

Comments:

- 1) the Town should consider treating this referral as a temporary permit, if applicable (Section 602.2.5), as the request is for a 4-day event,
- 2) measures should be taken to ensure that the proposed event remains compatible with surrounding land uses (e.g. noise levels should be consistent with those found in the Agricultural zone),
- 3) driveway sight distances should meet American Association of State Highway and Transportation Officials (AASHTO) recommendations,
- 4) access roads, camping areas, parking areas, proposed on-site traffic circulation etc. should be identified and delineated on a site plan that is acceptable to the Town for all intents and purposes,
- 5) emergency service vehicle access should be provided,
- 6) applicable emergency service providers (local, county and state) should be pre-notified of the event and associated details and
- 7) all applicable Town of Marion and New York State regulations (re: food preparation and service, water supply, sanitary service, emergency service/s, etc.) must be met.

David Mancuso, Macedon Center Road, T. Macedon

Preliminary / Final Site Plan, Tax Map Ref. No. 64112-00-252753

Single family residence

Action – Approve with Comments

Motion – Mr. Switzer

Second – Mr. VanDemortel

Opposed –

Abstention –

Motion carried

Comments:

- 1) driveway sight distances should meet American Association of State Highway and Transportation Officials (AASHTO) recommendations,
- 2) a driveway permit will need to be obtained from Wayne County Highway Department,
- 3) the septic system must meet NYS Department of Health regulations,
- 4) NYS Uniform Fire Prevention and Building Codes must be met, including those associated with emergency service vehicle access and emergency service (e.g. water supply),
- 5) the applicant should be aware that portions of the parcel appear to contain (or be very near) National wetland area as well as FEMA flood zone and all development should meet associated regulations,
- 6) screening should be considered to help the proposed home blend in with surrounding land uses and
- 7) future plans for the total holdings should be considered.

Primax Properties, LLC, 3830 Walworth-Marion Road, T. Marion

Prelim. Site Plan / Prelim. Subdivision Plan / Area Variance, Tax Map Ref. No. 65114-11-622625

2 lot subdivision, 9,100 sq. ft. retail store

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mrs. Deyo

Opposed – Mr. Guthrie

Abstention –

Motion carried

Comments:

- 1) consideration should be given to how access will be provided to the proposed 1+/- acre parcel and the remainder of land that was recently rezoned to “Neighborhood Business-B1” (i.e. will the proposed Dollar General driveway be extended to provide access to the other commercial lots or could access be permitted from NYS Rt. 21 or possibly Chaintree Drive?),
- 2) driveway access should be designed to enhance on and off-site traffic flow and ultimately not interfere with traffic movement on any roadway. Should the proposed Walworth–Marion Road driveway be pursued, design options such as turn lane/s, shoulder widening, etc. should be considered based on expected traffic volumes,
- 3) a driveway permit must be obtained from the Wayne County Highway Department for the proposed Walworth-Marion Road driveway,
- 4) the building/site should be developed and maintained in an aesthetically pleasing manner (from all directions) through use of items such as building design/materials, fencing, landscaping etc., particularly given that the site is visible from two highly traveled roads, NYS Rt. 21 and Walworth–Marion Road. Dollar General may have building design options available that meet the character the town desires,
- 5) development should be buffered from nearby residential land uses through use of items such as landscaping and screening in an effort to help this and surrounding land uses remain compatible,
- 6) the hardship criteria that are required to grant the area variances must be substantiated at the local level and
- 7) should the area variance be granted for relief to parking regulations (potentially a positive for reducing paved/impervious area), consideration should be given to “banking” the balance of required spaces to be sure there is adequate parking space for future expansion.

Samuel R. Wentz Jr., 1864 Route 104, T. Ontario

Special Use Permit, Tax Map Ref. No. 63119-09-156641

Bottle/can return center

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Switzer

Opposed –

Abstention –

Motion carried

Comments:

- 1) the building must meet NYS Uniform Fire Prevention and Building Codes,
- 2) outside storage should be limited,
- 3) landscaping, property maintenance and screening should be encouraged to help make the site attractive from the highly traveled NYS Rt. 104,
- 4) on-site traffic patterns should be verified to make sure the site is adequate for the proposed and existing uses,
- 5) any proposed signage must meet Town Code and
- 6) the special use permit should be reviewed periodically to ensure there is compliance with applicable regulations.

Based on the number and types of businesses that occupy this site, the Board felt it would be helpful to have a scaled site plan that illustrates parcel boundaries, all on-site building location/s and floor plan/s, associated businesses and respective parking areas. The information could be useful for emergency service providers to know also and help ensure that all uses are compatible.

Harbec Plastics, Inc. 369 Route 104, T. Ontario

Final Site Plan, Tax Map Ref. No. 61117-00-282664

Modify previously approved 15,000 sq. ft. addition to 30,000 sq. ft., add parking lot

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Switzer

Opposed –

Abstention –

Motion carried

Comments:

- 1) storm water and erosion and sediment control measures must meet Phase II NYSDEC regulations,
- 2) the proposed addition/s should be outside of tower fall zone areas and
- 3) the building/site should be developed in an aesthetically pleasing manner through use of items such as building design/materials, fencing, landscaping etc., particularly given that the site is visible from the highly traveled roads NYS Rt. 104.

Guy Bailey, 7576 Furnace Road, T. Ontario

Special Use Permit / Prelim./Final Site Plan / Prelim./Final Subdivision Plan, Tax Map Ref. No. 63119-00-866324

2 lot subdivision, build single family home, special permit for geothermal heat system in new home

Action – Approve with Comments

Motion – Mr. Switzer

Second – Mrs. Deyo

Opposed –

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 and
- 3) future plans for the total holdings should be considered.

Allyn V. Cator, South Creek Road, T. Palmyra

Final Subdivision Plan, Tax Map Ref. No. 66112-00-595244

Subdivide 4.889 acres for residential development

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Broach

Opposed –

Abstention –

Motion carried

Comments:

- 1) the proposed lot 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 lot 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 for the total holdings should be considered.

Katlynn Marine, 7482 South Ontario Street, V. Sodus Point
Preliminary Site Plan, Tax Map Ref. No. 71119-18-315146

90' x 190' boat storage building

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mrs. Deyo

Opposed –

Abstention –

Motion carried

Comments:

- 1) the building/site should be developed in an aesthetically pleasing manner (through use of items such as building design/materials, fencing, landscaping etc.), with consideration given to making the proposal compatible with surrounding land uses (i.e. community services-religious, residential, etc.),
- 2) the building/site should be developed in a manner that will minimize impacts to views of Sodus Bay, particularly given that the parcel is visible from the highly traveled Bay Street/NYS Rt. 14,
- 3) future plans for the business should be considered and
- 4) the storage capacity of the proposed building, as well as the existing Katlynn Marine buildings, should be determined if the Village wishes to keep an inventory of vessels that potentially have access to Sodus Bay. The results could be used to update the draft “Great Sodus Bay Harbor Management Plan” and draft “Regional Dredging Management Plan”.

The Board found Frederick A. Shelley’s Memo to the Village of Sodus Point Planning Board Members, dated January 03, 2013, to be very useful in providing a project overview.

Bodak Site Plan, 5053 Ontario Center Road, T. Walworth
Preliminary / Final Site Plan, Tax Map Ref. No. 63116-00-023229

Single family residence

Action – Approve with Comments

Motion – Mrs. Deyo

Second – Mr. VanDemortel

Opposed –

Abstention –

Motion carried

Comments:

- 1) driveway sight distances should meet American Association of State Highway and Transportation Officials (AASHTO) recommendations,
- 2) a driveway permit will need to be obtained from Wayne County Highway Department,
- 3) the septic system must meet NYS Department of Health regulations,
- 4) NYS Uniform Fire Prevention Building Codes must be met, including those associated with emergency service vehicle access and emergency service (e.g. water supply),
- 5) the applicant should be aware that portions of the parcel appear to contain (or be very near) National wetland area as well as FEMA flood zone,
- 6) screening should be considered to help the proposed home blend in with surrounding land uses and
- 7) future plans for the total holdings should be considered.

John Olori, 7810 S. Maple Road, T. Wolcott
Special Use Permit, Tax Map Ref. No. 75119-11-501564

Cottage addition

Action – Approve with Comments

Motion – Mr. Buisch

Second – Mr. Switzer

Opposed –

Abstention –

Motion carried

Comments:

- 1) the addition should be sited so that it will not interfere with adjacent property owner/s views of Port Bay,
- 2) the septic system must meet NYS Department of Health regulations (i.e. the proposed addition should not be within required septic system setbacks) and
- 3) the cottage addition must meet NYS Uniform Fire Prevention and Building Codes.

Chris Loveless, 11700 Tompkins Point Road, T. Wolcott

Special Use Permit, Tax Map Ref. No. 75120-18-439034

13' x 27' addition to house

Action – Approve with Comments

Motion – Mr. Switzer

Second – Mr. Burgess

Opposed –

Abstention –

Motion carried

Comments:

- 1) the addition should be sited so that it will not interfere with adjacent property owner/s views of Port Bay,
- 2) the septic system must meet NYS Department of Health regulations (i.e. the proposed addition should not be within required septic system setbacks) and
- 3) the proposed addition must meet NYS Uniform Fire Prevention and Building Codes.

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. Buisch

Abstention –

Motion carried

Community Bank, NA, 525 E. Main Street, V. Palmyra

Area Variance, Tax Map Ref. No. 64111-12-897692

Setback for proposed addition

Comments:

The hardship criteria that are required to grant the area variance should be substantiated at the local level.

There being no further business, the meeting was adjourned at 9:10 PM.

Respectfully submitted,
Tracy Lambie, Secretary