

WAYNE COUNTY PLANNING BOARD

MINUTES

February 23, 2011

Larry Lockwood called the February meeting of the Wayne County Planning Board to order at 7:02 p.m. in the Court House in Lyons, New York.

Present: Steve Buisch, Nelson Cook, Monica Deyo, Dave LeRoy, Larry Lockwood, Jim Switzer, Ron Thorn, Roger VanDemortel, Ken VandeWalle

Staff: Bret DeRoo, Tracy Lambie

Guests: Scott Floyd (Palmyra Fire Co.), Jeffery Bulman (Palmyra Fire Co.), Sam Valvano (Palmyra Fire Co.)

JANUARY 2011 MINUTES

Action – Approve

Motion – Mr. Switzer

Second – Mr. VandeWalle

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Palmyra Fire Co., 4100 Route 31, T. Palmyra

Special Use Permit, Tax Map Ref. No: 65111-00-987596

Action – Approve with comments.

Motion – Mr. Switzer

Second – Mrs. Deyo

Abstention –

Motion carried

Comments:

- 1) future plans for the remainder of the acreage should be provided (current proposal indicates use for approx. 10 out of 38 acres total),
- 2) a detailed site plan, prepared to scale by a professional engineer, should be submitted showing all proposed uses,
- 3) a permit should be obtained from the NYS Department of Transportation for any driveway that accesses NYS Rt. 31,
- 4) driveway sight distances should meet American Association of State Highway and Transportation Officials (AASHTO) recommendations,
- 5) the driveway must meet all town regulations (slope, width, etc.),
- 6) emergency vehicle access should be planned for,
- 7) public utilities (water and sanitary) should be planned for and
- 8) the applicant should continue to work closely with Town CEO/ZEO and the Town Highway Superintendent to ensure that any development meets all applicable NYS and local codes.

Optimax Systems, 6367 Dean Parkway, T. Ontario

Prelim. Site / Final Site Plan, Tax Map Ref. No: 61117-00-187799

Action – Approval with conditions

Motion – Mr. Switzer
Second – Mr. Buisch
Abstention –
Motion carried

Condition:

- 1) stormwater and erosion and sediment control measures must meet Phase II NYSDEC regulations.

Beh Industrial Site, 239 Route 104, T. Ontario

Prelim. Subdiv. / Final Subdivision Plan, Tax Map Ref. No: 61117-00-112760

Action – Approval with conditions

Motion – Mr. Switzer

Second – Mrs. Deyo

Abstention –

Motion carried

Condition:

- 1) access to the remainder of the Beh property (extension of David Parkway?) should be planned for.

Harbec Plastics, 369 Route 104, T. Ontario

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

Action – Approval with conditions

Motion – Mr. LeRoy

Second – Mr. Thorn

Abstention –

Motion carried

Condition:

- 1) stormwater and erosion and sediment control measures meet Phase II NYSDEC regulations and
- 2) the building addition should be outside of the WECS fall zone.

Juan Carbajal, 6633 North Geneva Road, T. Sodus

Special Use Permit, Tax Map Ref. No: 70118-00-531089

Action – Approval with conditions

Motion – Mrs. Deyo

Second – Mr. Buisch

Abstention – Mr. LeRoy

Motion carried

Condition:

- 1) the special use permit should be reviewed periodically (e.g. once every 2 years) to ensure the operation remains compatible with surrounding land uses.

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. Buisch

Second – Mr. Switzer

Abstention –

Motion carried

James Thomas, 7780 West Port Bay Road, T. Huron
Area Variance, Tax Map Ref. No. 75119-00-373522

Conditions:

- 1) the hardship criteria required to grant the area variance must be substantiated at the local level,
- 2) emergency vehicle access should be planned for, particularly given the overall subdivision activity,
- 3) the proposed lots should have deeded access to West Port Bay Road as well as Port Bay
- 4) the proposed lots should be configured with enough area to compensate a septic system that will meet all applicable NYS Department of Health regulations and
- 5) future plans for the remaining acreage should be considered.

Todd Knobel, 1651 Walworth Road, T. Macedon
Area Variance, Tax Map Ref. No. 63111-00-905873

Comments:

Hardship criteria required to grant the area variance should be substantiated at the local level.

Other Business:

A reminder was given of Amy D'Angelo's Planning and Zoning Boards basics training on March 22, 2011 from 7:00 – 9:00 PM.

There being no further business, the meeting was adjourned at 8:20 PM.

Respectfully submitted,

Tracy Lambie, Secretary