

WAYNE COUNTY PLANNING BOARD

MINUTES

March 30, 2011

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

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

Staff: Bret DeRoo, Tracy Lambie

Guests: Donald Lewis (AEY, Infinite Audio), Ken Lauderdale (Savannah), David Broach, (Savannah), Mary Pinkerton, Rick Nudd, Peter Pinkerton, Douglas Weeks, Debra Weeks, Mike Fonte, Scott DeHollander (Chesterwood)

FEBRUARY 2011 MINUTES

Action – Approve

Motion – Mr. Switzer

Second – Mr. Ruth

Abstention –

Motion carried

Savannah Supervisor, Ken Lauderdale, introduced David Broach, future Savannah representative to the County Planning Board upon approval of resolution by the Wayne County Board of Supervisors.

ZONING AND SUBDIVISION REFERRALS

Chesterwood Subdivision, Phase 3, Chesterwood Drive, T. Macedon

Prelim. Site / Final Site / Final Subdivision Plan, Tax Map Ref. No: 60110-00-979821

Action – Approve with comments.

Motion – Mr. Ruth

Second – Mr. Guthrie

Abstention – Mr. Rooney

Motion carried

Comments:

- 1) stormwater and erosion and sediment control measures must meet Phase II NYSDEC regulations and
- 2) an access/maintenance agreement should be intact regarding all lots that access or are proposed to access Chesterwood Drive.

Infinite Audio, 1116 Route 31, T. Macedon

Prelim. Site / Final Site Plan, Tax Map Ref. No: 62111-00-219720

Action – Approval with conditions

Motion – Mr. Switzer

Second – Mr. Ruth

Abstention – Mr. Rooney

Motion carried

Condition:

- 1) a driveway work permit should be obtained from the NYS Department of Transportation if necessary,
- 2) there should be proper handling, storage and disposal of any hazardous/toxic materials,
- 3) outside storage should be limited and
- 4) the site should be developed in an aesthetically pleasing manner (through use of items such as building and site design, materials and landscaping) as the parcel is located on the highly traveled NYS Rt. 31 (Canal Corridor), and
- 5) appropriate fire code condition should be applied to the residential portion.

Marengo Metal Works, 8 Clyde-Marengo Road, T. Galen

Special Use Permit, Tax Map Ref. No: 73110-00-221001

Action – Deny with comments

Motion – Mr. Guthrie

Second – Mrs. Deyo

Abstention –

Motion carried

Condition:

- 1) driveway/s should have sight distances that meet American Association of State Highway and Transportation Officials (AASHTO) recommendations,
- 2) there should be proper handling, storage and disposal of any hazardous/toxic materials,
- 3) outside storage should be limited,
- 4) if/when applicable, the septic system must meet NYS Department of Health regulations,
- 5) applicable NYS Uniform Fire Prevention and Building Code regulations must be met (fire safety) and
- 6) “general machine work” and “farm use” definitions should be clarified.

Martin’s Small Engine Repair, 3282 Route 414, T. Galen

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

Action – Approval with conditions

Motion – Mr. Ruth

Second – Mrs. Deyo

Abstention –

Motion carried

Condition:

- 1) driveway/s should have sight distances that meet American Association of State Highway and Transportation Officials (AASHTO) recommendations,
- 2) driveway sight distances should not be impeded by any items that are on display or any parked vehicles,
- 3) outside storage should be limited and the site maintained in an aesthetically pleasing manner (e.g. screen items in disrepair from view) as NYS Rt. 414 is a highly traveled route (the online NYSDOT “Traffic Data Viewer”, <http://gis.dot.ny.gov/tdv/>, illustrates an Annual Average Daily Traffic count of 4,249 vehicles),
- 4) if/when applicable, the septic system must meet NYS Department of Health regulations,
- 5) there should be proper handling, storage and disposal of any hazardous/toxic materials,
- 6) applicable NYS Uniform Fire Prevention and Building Code regulations must be met and
- 7) the special use permit should be reviewed periodically to ensure the operation remains in compliance with all applicable codes.

Loucks Subdivision, 3631 Newark-Marion Road, T. Marion

Prelim. Subdivision/Final Subdivision, Tax Map Ref. No: 65114-00-942363 / 65114-00-988321

Action – Approval with conditions

Motion – Mr. Guthrie

Second – Mr. Thorn

Abstention –

Motion carried

Condition:

- 1) the applicant should be aware that the parcel appears to contain both NYSDEC and National wetland areas as well as FEMA flood zone,
- 2) the proposed lot should be configured so any future driveway/s will have sight distances that meet American Association of State Highway and Transportation Officials (AASHTO) recommendations and
- 3) future plans for the remaining acreage should be considered.

Leonard & Laura Landsdowne, 2173 Lake Road, T. Ontario

Area Variance, Tax Map Ref. No: 63119-15-544444

Action – Deny with comments

Motion – Mr. Ruth

Second – Mr. Guthrie

Abstention –

Motion carried

Comments:

The proposal appears to be too near the Lake Rd right of way (approx 4'), which raises public and traffic safety concerns. It is also noted that the hardship criteria required to grant the area variance are substantiated at the local level.

Summer Lake Subdivision, Ontario Drive/Roder Parkway, T. Ontario

Final Subdivision Plan, Tax Map Ref. No: 61119-15-578393

Action – Approval with conditions

Motion – Mr. Rooney

Second – Mr. Buisch

Abstention –

Motion carried

Condition:

- 1) future plans for the remaining acreage should be confirmed, including maintenance/ownership plans for the conservation areas and
- 2) stormwater and erosion and sediment control measures must meet Phase II NYSDEC regulations.

Schoolhouse Road, lot 2, Schoolhouse Road, T. Walworth

Prelim Subdiv. / Final Subdivision Plan, Tax Map Ref. No: 62115-00-072994

Action – Approval with conditions

Motion – Mr. Rooney

Second – Mrs. Deyo

Abstention – Mr. Ruth, Mr. Switzer

Motion carried

Condition:

- 1) the proposed lots should be configured with enough area to compensate a septic system that will meet all applicable NYS Department of Health regulations,
- 2) the proposed lot should be configured so any future driveway/s will have sight distances that meet American Association of State Highway and Transportation Officials (AASHTO) recommendations,
- 3) the applicant should be aware that the parcel appears to contain both NYSDEC and National wetland areas and
- 4) future plans for the remaining acreage should be considered.

Wilbor Subdivision, 2915 Lake Road, T. Williamson

Prelim.Subdiv./Final Subdivision Plan, Tax Map Ref. No. 64119-00-562463

Action – Return this referral to its respective town/village to be handled as a local matter, with conditions.

Motion – Mr. Buisch

Second – Mr. Switzer

Abstention –

Motion carried

Conditions:

- 1) 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
- 2) future plans for the remaining acreage should be considered.

Other Business:

A reminder was given of Amy D'Angelo's NYS Ag Districts training on April 11, 2011 from 7:00 – 9:00 PM.

A question was asked regarding public comment. County Planning Board policy regarding public comment was discussed and is stated on the welcome letter available at each meeting.

There being no further business, the meeting was adjourned at 8:40 PM.

Respectfully submitted,

Tracy Lambie, Secretary