

WAYNE COUNTY PLANNING BOARD

MINUTES

April 27, 2011

Larry Lockwood called the April 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, 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, Twilight Valley), Ken Lauderdale (Savannah), Patty Verdi, Tully Pastore, Douglas Weeks, Debra Dammert, Jacque Ruth, Patricia Cannan, Susan Spring, Jeff Spring, Barb Carley, Linda Seavert, Randall Seavert, Eileen Ingham, William Hughes, Mike Kunzer, Todd Bliss, Kim Bliss, Gerald J. Kennedy Jr., Dana White, Brian Bannerman, Bobbie Rodriguez, Carol Pembroke, Lisa Lyons, Annalis Hall, Bruce Hall, Judy Sargent, Rick Kepler, Ron Jackson, Alan Schoonmaker, Kathleen Cappon, Sandra A. Moran, Rick Nudd, Mark S. Hofsass, Susan Hofsass, Catherine Simmonds, Duane Piede

MARCH 2011 MINUTES

Action – Approve

Motion – Mr. Switzer

Second – Mr. Buisch

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Joseph Verdi wind turbine, 14150 (14250) Route 31, T. Savannah

Area Variance, Tax Map Ref. No: 77110-00-481512

Action – Approve with conditions

Motion – Mr. Guthrie

Second – Mr. Ruth

Abstention –

Motion carried

Conditions:

- 1) turbine noise level data should be provided and the levels should not create a public nuisance,
- 2) the turbine should be installed by a certified installer,
- 3) a licensed engineer should verify that the tower has the structural capacity to meet the load requirements of the WECS,
- 4) an interconnection agreement (which includes technical, contractual, rate and metering issues) should be in place with the applicable utility company should the WECS be connected to the electric utility system or grid,
- 5) the proposal must be in compliance with FAA regulations,
- 6) anti-climb shields should be intact,
- 7) the fall zone should be completely contained on the applicant's property,
- 8) there should be no structures within the fall zone and

9) the hardship criteria required to grant the area variance must be substantiated at the local level.

JD's hot dog stand, 62 Sodus Street, V. Clyde
Special Use Permit, Tax Map Ref. No: 74112-14-324407

Action – Approval with conditions

Motion – Mr. Switzer

Second – Mr. Cook

Abstention –

Motion carried

Conditions:

- 1) a scaled site plan should be provided that illustrates items such as specific building/stand locations, zoning setbacks, parking areas, seating areas, traffic patterns, landscaping, etc.,
- 2) given the parcel's corner location and open access (minimal curbing), the site plan and associated development should be implemented in a manner that encourages safe traffic patterns (onsite included) and preserves public safety (i.e. buffer the seating areas from the traffic areas),
- 3) all applicable NYS Department of Health regulations must be met,
- 4) the special use permit should be reviewed periodically to ensure the operation remains in compliance with all applicable codes/regulations and
- 5) the applicant should be aware that the special use permit is related to the parcel and not transferrable to another parcel in the case of a stand relocation.

George S. Leopard, 6375 Furnace Road, T. Ontario
Special Use Permit, Tax Map Ref. No: 63117-00-452805

Auto Repair, fenced area

Action – Approve with conditions

Motion – Mr. Switzer

Second – Mr. Ruth

Abstention –

Motion carried

Conditions:

- 1) all applicable NYS Uniform Fire Prevention and Building Codes must be met, particularly given the mixture of on-site uses,
- 2) hazardous/toxic materials must be properly handled, stored and disposed of,
- 3) the proposed outside storage area should be screened from view with a solid fence,
- 4) on-site outside storage should be limited to a certain town-defined number of vehicles,
- 5) landscaping, property maintenance and screening should be encouraged to help make the site attractive from the highly traveled NYS Rt. 104 and Furnace Road and
- 6) the special use permit should be reviewed periodically to ensure the operation remains in compliance with all applicable conditions and codes/regulations.

Based on the number and types of businesses that occupy this site, it would be helpful to have an updated, scaled site plan that illustrates building locations and floor plans, associated businesses and respective parking areas. The information could be useful for emergency service providers to know also.

Mike's Drive In, 6200 County Line Road, T. Ontario
Special Use Permit, Tax Map Ref. No: 60117-12-931548

Outdoor food cart

Action – Approval with conditions

Motion – Mrs. Deyo

Second – Mr. Rooney

Abstention –

Motion carried

Conditions:

- 1) all applicable NYS Department of Health regulations must be met,
- 2) building/stand locations, parking, rights-of-way, setbacks, traffic patterns, (outdoor seating area/s?), etc. should be illustrated on a scaled site plan,
- 3) planned traffic patterns should be further defined with visual markers such as in/out signs,
- 4) all development must remain clear of the NYS Rt. 104 and County Line Rd. rights-of-way,
- 5) the stand should be sited in the safest location. After assessing all of the site details locally, the Board questioned if the stand should be moved elsewhere such as the east side of building and
- 6) the special use permit should be reviewed periodically to ensure the operation remains in compliance with all applicable conditions and codes/regulations.

Lance's Automotive, 1668 Route 104, T. Ontario

Final Site Plan, Tax Map Ref. No: 65114-00-942363 / 62117-12-910658

54' x 40' storage building

Action – Approval with conditions

Motion – Mr. Cook

Second – Mrs. Deyo

Abstention –

Motion carried

Conditions:

- 1) 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 two highly traveled roads, NYS Rt. 104 and Ridge Road,
- 2) outside storage should be limited and there should be no outside storage of unlicensed vehicles and
- 3) hazardous/toxic materials must be properly handled, stored and disposed of.

Greg Ornt dock extension, 7336 Route 14, V. Sodus Point

Special Use Permit, Tax Map Ref. No: 71118-05-115971

Action – Approve with comments

Motion – Mr. Guthrie

Second – Mr. Switzer

Abstention –

Motion carried

Comments:

Any/all applicable N.Y.S. Department of Environmental Conservation and U.S. Army Corps of Engineers permits/approvals should be obtained.

Elliott Farmer, 8023 East Port Bay Road, T. Wolcott
Special Use Permit, Tax Map Ref. No: 75119-07-660826

Single family home

Action – Approval with conditions

Motion – Mr. Ruth

Second – Mr. Buisch

Abstention –

Motion carried

Condition:

- 1) the septic system must meet NYS Department of Health regulations,
- 2) the building and any future addition/s should be sited so they will not interfere with adjacent property owner/s views of Port Bay,
- 3) building setbacks must meet NYS Uniform Fire Prevention and Building Codes,
- 4) the site should be developed so there is sufficient space for a driveway and on-site parking (if a driveway is planned from Lark Road, it appears there may be a relatively steep slope to mitigate) and
- 5) all rights-of-way/easements should be determined and incorporated into the special permit/site plan.

Todd Bridson, 7237 Lakeside Road, T. Ontario
Area Variance, Tax Map Ref. No: 61118-00-895844

Replace front/side porch, 60' setback

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

Motion – Mr. Switzer

Second – Mr. Guthrie

Abstention –

Motion carried

This referral was determined it to have no intermunicipal or countywide impact provided that the hardship criteria required to grant the area variance are substantiated at the local level.

Twilight Valley RV Park, 4500 Boynton Road, T. Walworth
Informal Review, Tax Map Ref. No: 64115-00-103433

Don Lewis (A.E.Y. Enterprises) gave an overview of the Site Plan. The following public was allowed 3 minutes each with some taking an additional 3 minutes after everyone spoke: Douglas Weeks, Debra Dammert, Jeff Spring, Linda Seavert, Brian Bannerman, Bobbie Rodriguez, Carol Pembroke, Dana White, Alan Schoonmaker, Gerald Kennedy, Rick Nudd, Duane Piede.

The board then discussed some of the issues they'd like to see addressed when the Final Site Plan comes before the board for action. Concerns/suggestions discussed were:

- Setbacks, should they be larger than 100 feet
- Demarcation of neighboring parcels, fence to avoid wandering onto neighboring parcels
- Overflow/visitor parking
- Year round security

- Emergency evacuation of local residents being hampered due to increased population at the park
- There should be additional Entrance/Exit in case of emergencies, possible crash gate
- Campfires and campfire smoke, air quality, one Marion neighbor on oxygen
- Perc test should be done during the worst case scenario (wet season), done by neutral company?, should they be done at Walworth expense or Developer?
- Wetland intrusion
- Septic/sewage drainage issues, as well as proximity to neighbors (approx. 68' feet from Marion neighbor), chemicals used in RV's impact on septic system
- Traffic, intersection at 441/Boynton, wider shoulder at 441 (one of highest volume roads in county)?
- Campground in AG district
- Safety barriers around ponds, safety issues with campground ponds as well as neighbors' ponds
- Wider drives with pull-offs
- Was SEQR properly responded to?
- Structure of town road, reinforced shoulder
- Suggest no winter storage
- Lighting, low/indirect suggested
- Long range use of infrastructure, future use of land if campground closes
- Inspection schedule by town code enforcement
- Noise pollution
- Sign at 441 warning of blind road?
- Entrance off Boynton, 2 lane insufficient clearance with RV's slowing down or queued in road, possible turning lane off Boynton
- Compatibility with neighborhood
- 50 mph speed limit on Boynton
- Angle of dumping station/office shines lights directly into neighbor's house

This application will be reviewed for action by the County Planning Board at a future date.

There being no further business, the meeting was adjourned at 10:40 PM.

Respectfully submitted,

Tracy Lambie, Secretary