

WAYNE COUNTY PLANNING BOARD

MINUTES

April 24, 2013

Chairman, Ron Thorn 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: Dave Broach, Steve Buisch, Ken Burgess, Monica Deyo, Steve Guthrie, Dave LeRoy, Larry Ruth, Mike Schuth, Ron Thorn, Roger VanDemortel, Ken VandeWalle

Staff: Bret DeRoo, Tracy Lambie

Guests: Kris Schultz (Your Sports Depot), Mike Melino, Phil Williamson (TWalworth), Frank Teeple (Teeple Farms), Matt Krolak

MARCH 2013 MINUTES

Action – Approve

Motion – Mr. Guthrie

Second – Mrs. Deyo

Abstention –

Motion carried

Mr. Guthrie welcomed Michael Schuth from Macedon to the Board and congratulated Bret DeRoo on 20 years of planning board meetings.

ZONING AND SUBDIVISION REFERRALS

Your Sports Depot, 856 Route 441, T. Walworth

Prelim. / Final Subdivision Plan / Prelim. / Final Site Plan, Tax Map Ref. No. 61114-00-842310

Kris Schultz of Schultz Associates presented. Indoor/outdoor sports complex

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mrs. Deyo

Opposed –

Abstention – Mr. Ruth

Motion carried

Comments:

As a note, the Board would like to encourage the business, but had concerns regarding traffic-related impacts and the proposed use of the existing driveway (currently provides access from NYS Rt. 441 to the storage facility) given the limited sight distance to the west. Based on that concern, Comments 1-4 below are potential options for suggested modification:

- 1) future plans for the entire 147 acre parcel should be considered and a shared access, that meets AASHTO recommendations for sight and stopping distances, should be provided for the proposed development as well as the remainder of the parcel. The potential may then exist to develop an internal access road, that links this and future commercial development (property zoned “business”) and also maintains the function of NYS Rt. 441 as an “urban collector roadway”,
- 2) the subdivision and site plan should be modified to provide an access/driveway that will meet AASHTO recommendations for sight and stopping distances,

- 3) the speed limit on NYS Rt. 441 should be reduced so the existing driveway will meet AASHTO recommendations for sight and stopping distances,
- 4) left turns (heading west) should not be permitted from the existing driveway onto NYS Rt. 441,
- 5) all necessary local and NYS permits/regulations must be obtained/followed (i.e. NYS Department of Environmental Conservation-SPDES, NYS Department of Health-Sanitary Treatment, NYS Department of Transportation-Highway Work Permit and NYS Uniform Fire Prevention and Building Codes) and
- 6) the proposal should be developed/maintained in an aesthetically pleasing manner that is compatible with surrounding land uses through use of items such as landscaping, screening, building design/materials, appropriate lighting, property maintenance etc. as the parcel is visible from the highly traveled NYS Rt. 441.

Teeple Farms Inc., 5975 Lake Bluff Road, T. Huron

Special Use Permit / Area Variance, Tax Map Ref. No. 73117-00-300235

Farm labor facility

Action – Approve with Comments

Motion – Mr. Buisch

Second – Mr. Ruth

Opposed –

Abstention –

Motion carried

Comments:

- 1) all necessary local and NYS permits/regulations must be obtained/followed (e.g. NYS Department of Agriculture and Markets, NYS Department of Health, NYS Department of Labor and NYS Uniform Fire Prevention and Building Codes),
- 2) emergency service vehicle access should be provided for,
- 3) future plans for the property (if any) should be considered,
- 4) the proposed housing should be compatible with on-site as well as surrounding land uses and
- 5) the hardship criteria that are required to grant an area variance must be substantiated at the local level.

Cahoon Farm Inc., 10951 Lummisville Road, T. Huron

Special Use Permit, Tax Map Ref. No. 74118-00-460028

Farm labor facility

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

Abstention –

Motion carried

Comments:

- 1) all necessary local and NYS permits/regulations must be obtained/followed (e.g. NYS Department of Agriculture and Markets, NYS Department of Health, NYS Department of Labor and NYS Uniform Fire Prevention and Building Codes),
- 2) the site plan should be modified to provide more information including scale, proposed building footprints (distance between buildings?) parking area, sanitary treatment system detail, etc.,
- 3) emergency service vehicle access should be provided for, particularly given the distance the proposed units are from the road,
- 4) future plans for the property (if any) should be considered,
- 5) the proposed housing should be compatible with on-site as well as surrounding land uses and

- 6) the applicant should be aware that the property appears to contain both NYSDEC and National wetland area as well as FEMA flood zone area.

Tree Crisp Orchards, 11580 Ridge Road T. Huron
Special Use Permit, Tax Map Ref. No. 75117-00-276395

Farm labor facility

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

Abstention –

Motion carried

Comments:

- 1) all necessary local and NYS permits/regulations must be obtained/followed (e.g. NYS Department of Agriculture and Markets, NYS Department of Health, NYS Department of Labor and NYS Uniform Fire Prevention and Building Codes),
- 2) emergency service vehicle access should be provided for,
- 3) future plans for the property (if any) should be considered,
- 4) the proposed housing should be compatible with on-site as well as surrounding land uses and
- 5) the applicant should be aware that the property appears to contain both NYSDEC and National wetland areas.

Craig Chelini, 3270 Kenyon Road, T. Williamson
Special Use Permit, Tax Map Ref. No. 64118-00-901079

Farm labor facility

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

Abstention –

Motion carried

Comments:

- 1) all necessary local and NYS permits/regulations must be obtained/followed (e.g. NYS Department of Agriculture and Markets, NYS Department of Health, NYS Department of Labor and NYS Uniform Fire Prevention and Building Codes),
- 2) emergency service vehicle access should be provided for,
- 3) future plans for the property (if any) should be considered and
- 4) the proposed housing should be compatible with on-site as well as surrounding land uses.

Gregory & Alison Frechette, 3097 Daansen Road, T. Macedon
Area Variance, Tax Map Ref. No. 64113-00-073683

Indoor riding arena

This referral was reviewed and determined to be of no intermunicipal or countywide impact:

Action – Return this referral to the town to be handled as a local matter.

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

Abstention –

Motion carried

Comments:

- 1) information should be provided that helps clarify how the proposed structure will be used (i.e. personal use only?, boarding/stall area as well as arena?, etc.). The Board questioned if variance would be needed if the proposed building was not used to “house animals”,
- 2) the property appears to contain FEMA flood zone area and any proposed development should be done in accordance with associated regulations and
- 3) the hardship criteria that are required to grant an area variance must be substantiated at the local level.

Rose Valley Mennonite School, Lakes Corners Rose Valley Road, T. Rose
Special Use Permit, Tax Map Ref. No. 73113-00-960905

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Burgess

Opposed –

Abstention – Mr. Guthrie

Motion carried

Comments:

- 1) a driveway permit must be obtained from the Wayne County Highway Department,
- 2) driveway sight distances should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 3) on-site traffic circulation and parking area should be delineated and adequate for the expected use and
- 4) all necessary local and NYS permits/regulations must be obtained/followed (i.e. NYS Department of Education, NYS Department of Health and NYS Uniform Fire Prevention and Building Codes).

Tom Frank / Captain Jack’s, 8505 Greig Street, V. Sodus Point
Special Use Permit, Tax Map Ref. No. 71119-18-458175

15’x28’ deck over water, spanning 2 docks

Action – Disapproval with Comments

Motion – Mr. Ruth

Second – Mr. Burgess

Opposed –

Abstention –

Motion carried

Comments:

The Board does not wish to discourage business activity, but did not fully understand the need for the proposed deck space and they do not wish to establish a precedent for construction over or within public water.

The Board also noted that any/all necessary NYS Department of Environmental Conservation and US Army Corps of Engineers approvals/permits must be obtained and applicable FEMA flood zone regulations followed should development proceed.

Cars Direct, 2320 Walworth-Marion Road, T. Walworth
Special Use Permit, Tax Map Ref. No. 63114-00-740440

Display and sales of used cars

Mr. Guthrie motioned for Disapproval. As there was no second, the motion was withdrawn and more discussion followed.

Action – Approval with Modification with Comments

Motion – Mrs. Deyo

Second – Mr. Buisch

Opposed –

Abstention – Mr. Ruth

Motion carried

Comments:

The number of on-site inventory display vehicles should be reduced from the proposed “30” to a maximum of “15” vehicles. The Board felt the modification would allow for business growth while also preserve adequate parcel area required for items such as site access, customer/employee parking (ADA included), safe traffic flow and emergency vehicle access (e.g. clear fire lanes).

The applicant should be aware that the property appears to contain NYS Department of Environmental Conservation wetland, National wetland and FEMA flood zone areas.

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

Action – Return these referrals to the towns/villages to be handled as a local matter.

Motion – Mr. LeRoy

Second – Mr. Ruth

Abstention –

Motion carried

Gregory & Carol Glaza, 847 Alderman Road, T. Macedon

Area Variance, Tax Map Ref. No. 63110-00-387863

3rd accessory structure

Comments:

- 1) future plans for the property should be considered and
- 2) the hardship criteria that are required to grant an area variance must be substantiated at the local level.

Hooper Subdivision, 9 Newark Street, V. Sodus

Prelim. / Final Subdivision Plan, Tax Map Ref. No. 69117-05-011911

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 land should be considered.

J.D. Traas Subdivision, 2219 Smith Hill Road, T. Walworth

Prelim. / Final Subdivision Plan, Tax Map Ref. No. 63115-00-714903

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,
- 3) future plans for the land should be considered and
- 4) the applicant should be aware that the property appears to contain both NYSDEC and National wetland areas.

Other Business:

As tonight was Mr. VanDemortel's last meeting, he stated how much he has enjoyed the past 3 years and how fast it went. He was thanked for his time on the Board and his time in Preview Committee.

The Board was informed that the Department of State would like to hold training in Lyons in September and the Planning Department will send the Board a list of trainings they might be interested in.

There being no further business, the meeting was adjourned at 8:50 PM.

Respectfully submitted,
Tracy Lambie, Secretary