

WAYNE COUNTY PLANNING BOARD

MINUTES

June 27, 2012

Vice Chairman, Ron Thorn called the June 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, Ken Burgess, 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: Howard Greenfield, Erling Ridley (American Legion), Jim Finch (3J's), Ron Sawyer (RBar & Grill)

MAY 2012 MINUTES

Action – Approve

Motion – Mr. Switzer

Second – Mr. VandeWalle

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Howard Greenfield boarding rooms, 78-82 Water Street, V. Lyons

Use Variance, Tax Map Ref. No: 71111-09-014630

Take out restaurant

Action – Denial with Comments

Motion – Mr. Guthrie

Second – Mr. Switzer

Opposed –

Abstention –

Motion carried

Comments:

The Board felt the proposed conversion of first floor commercial space into boarding room use would not be consistent with the development policies that the Village has established or is trying to promote. The Board also noted that the hardship criteria required to grant the use variance must be substantiated at the local level.

The Board does hope there is some way for the applicant and Village to find a mutually beneficial use of the first floor space for this building.

American Legion, 200 East Union Street, V. Newark

Use Variance, Tax Map Ref. No. 68111-18-432064

LED sign

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. VanDemortel

Abstention –

Motion carried

Comments:

- 1) the hardship criteria required to grant the use variance should be substantiated at the local level and the sign should not impede sight distance.

3J's Glass, 1442 Welcher Road, T. Arcadia

Special Permit, Tax Map Ref. No. 68111-00-363675

Animal shelter

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

Abstention –

Motion carried

Comments:

- 1) any/all hazardous/toxic materials must be legally stored, used and disposed of,
- 2) any/all applicable NYS Uniform Fire Prevention and Building Codes must be met,
- 3) measures should be taken to ensure that the building and site remain aesthetically pleasing based on the proximity of the parcel to NYS Rt. 88,
- 4) the Special Use Permit should be reviewed periodically (e.g. annually) to ensure the operation remains in compliance with all applicable conditions and codes/regulations and compatible to adjacent land uses and
- 5) the applicant should be aware that the parcel appears to contain FEMA flood zone area.

R-Bar & Grill, 9660 Ridge Road, T. Huron

Area Variance, Tax Map Ref. No. 72117-16-907470

Open deck

Action – Approve with Comments

Motion – Mr. Switzer

Second – Mr. Ruth

Abstention – Mr. Lockwood

Motion carried

Comments:

- 1) the proposal should be reviewed by the Wayne County Highway Department to confirm that the proposed deck will not impede the Ridge Road right-of-way,
- 2) any/all applicable NYS Uniform Fire Prevention and Building Codes must be met,
- 3) the property should be developed in an aesthetically pleasing manner through use of items such as building design, landscaping and screening,
- 4) the site and building should be well-maintained (i.e. the parcel should be free of garbage/debris and refuse containers should be animal-proof) based on the proximity to Great Sodus Bay and location on the NYS Seaway Trail and
- 5) the hardship criteria required to grant the area variance must be substantiated at the local level.

Gandy's RV & Marine Service, 11761 Ridge Road, T. Huron

Special Use Permit, Tax Map Ref. No. 75117-00-539491

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Switzer

Abstention – Mr. Lockwood

Motion carried

Comments:

- 1) any/all hazardous/toxic materials must be legally stored, used and disposed of,
- 2) the property should be developed in an aesthetically pleasing manner through use of items such as site design/layout (including the proposed storage area), landscaping, screening, etc.,
- 3) the site and building should be well-maintained as the parcel is located on the NYS Seaway Trail and
- 4) an indoor restroom should be available (if it is not already).

Jerold Edler, Walworth Road, T. Macedon

Prelim. / Final Site Plan / Prelim. / Final Subdivision Plan, Tax Map Ref. No. 63113-00-671192

1 lot subdivision

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mrs. Deyo

Abstention – Mr. Rooney

Motion carried

Comments:

- 1) a driveway permit should be obtained from the Wayne County Highway Department and
- 2) future plans for the remainder of the land should be considered.

Hasbrouck addition, 3363 Palmyra Road, T. Marion

Special Use Permit, Tax Map Ref. No. 65114-00-523019

2,400 sq. ft. addition to existing building

Action – Approve with Comments

Motion – Mr. Rooney

Second – Mrs. Deyo

Abstention –

Motion carried

Comment:

- 1) any/all hazardous/toxic materials must be properly stored, used and disposed of,
- 2) the property should be developed in an aesthetically pleasing manner through use of items such as building design, landscaping and screening,
- 3) the site and building should be well-maintained as the parcel is located on the highly traveled NYS Rt. 21,
- 4) development should not impede the NYS Rt. 21 right-of-way and adequate space should be provided so vehicles do not have to back onto NYS Rt. 21 and
- 5) the applicant should be aware that the parcel appears to contain both National and NYSDEC wetland as well as FEMA flood zone areas.

Wooster Farms Section XV, Lake Road, T. Ontario

Prelim. / Final Subdivision Plan, Tax Map Ref. No. 62119-00-088129

3 lot subdivision

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Switzer

Abstention –

Motion carried

Comment:

- 1) 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,
- 2) 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 and
- 3) future plans for the total holdings should be considered.

Majollners Bike Shop, 4264 Palmyra Road, T. Palmyra

Special Permit, Tax Map. Ref. No. 66111-09-160642

Action – Approve with Comments

Motion – Mr. Switzer

Second – Mrs. Deyo

Opposed – Mr. Broach

Abstention –

Motion carried

Comments:

- 1) regarding traffic generating impacts:
 - driveway sight distance should be confirmed to meet AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
 - there should be no on-street parking,
 - adequate space should be provided on the parcel so vehicles do not have to back onto NYS Rt. 31,
 - outdoor display should be maintained in an orderly manner and not interfere with traffic or views and
 - the applicant should use “no on-street parking” signs
- 2) the site should be maintained in an aesthetically pleasing manner (through use of items such as property maintenance, landscaping, screening, limited outdoor display, etc.) as the parcel is located on the highly traveled NYS Rt. 31 (NYS Canal Corridor) and
- 3) the Special Use Permit should be reviewed periodically (e.g. annually) to ensure the operation remains in compliance with all applicable conditions and codes/regulations and also compatible with adjacent land uses.

T. Rose Zoning

Amend Text

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mrs. Deyo

Abstention – Mr. Guthrie

Motion carried

Comments:

- 1) the Town attorney should review and approve the proposed amendments,
- 2) regarding Section 501.B: The Board understands that measurements for minimum lot size and front yard may be easier to make in the field from the edge of pavement, but they still recommend that the measurement should be made from the road right-of-way. They feel that the road right of way is less likely to change than the edge of pavement,
- 3) re: Section 507 E: definitions and terms of use for “trailer bodies” should be clarified (i.e. licensed v. un-licensed, residential v. portable etc.),

- 4) re: Section 507 E: definitions and terms of use for “established farms” should be clarified (is it the same as Section 247, “Farm, General”?) and
- 5) re: Section 507 F: definitions and terms of use for “storage containers” should be clarified.

Paul Mason, 3300 Ridge Road, T. Williamson

Prelim. / Final Subdivision Plan, Tax Map. Ref. No. 64117-00-950429

1 lot subdivision

Action – Approve with Comments

Motion – Mr. Switzer

Second – Mr. Ruth

Abstention –

Motion carried

Comments:

- 1) 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,
- 2) 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 and
- 3) future plans for the total holdings should be considered.

Pitts Commercial Lot 2, Route 104, T. Williamson

Preliminary Subdivision Plan, Tax Map. Ref. No. 65117-00-791802

1 lot subdivision

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Rooney

Abstention –

Motion carried

Comments:

- 1) Future plans for the total holdings should be considered.
- 2) The Board discussed how access would be provided to not only the proposed 1.28 acre parcel, but the remaining 20+ acre parcel as well. Based on overall plans, they would like to ensure that the most efficient access possible will be planned to NYS Rt. 104.
- 3) The Board questioned if any of the remaining land would be used for “connector road” access to Whispering Woods to the west, Lake Ave to the east or Bennett Street to the south, for example.

Wayne County Parks and Recreationways Master Plan

Amend Text

Action – Approve with Comments

Motion – Mr. Switzer

Second – Mr. Ruth

Abstention –

Motion carried

Comments:

The Board recommended that the County should allocate the resources necessary to maintain and improve the facilities/structures, equipment and land included in the park and recreationway inventory that it has. They also recommend that the County continue to cooperate and share resources (e.g. maintenance

equipment) with local governments within Wayne County to pursue and promote this parks/recreationway improvement endeavor.

There being no further business, the meeting was adjourned at 9:15 PM.

Respectfully submitted,
Tracy Lambie, Secretary