

WAYNE COUNTY PLANNING BOARD

MINUTES

June 26, 2013

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, Steve Buisch, Monica Deyo, Steve Guthrie, Matt Krolak, Dave LeRoy, Larry Lockwood, Mike Melino, Larry Ruth, Mike Schuth, Ron Thorn, Ken VandeWalle

Staff: Bret DeRoo, Tracy Lambie

Guests: Michael A. Virts (Sodus Lime & Stone), Tim Sheehe (Cornerstone), Joe Quagliata (Cornerstone), Cindy Quagliata (Cornerstone), Wesley Reed (Cornerstone), Nathan Reed (Cornerstone)

MAY 2013 MINUTES

Action – Approve

Motion – Mr. Ruth

Second – Mrs. Deyo

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Sodus Lime & Stone, LLC., 4769 S. Geneva Road, T. Sodus

Special Use Permit, Tax Map Ref. No. 70115-00-533821

Stone and Lime quarry, applicant Michael Virts spoke

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mrs. Deyo

Opposed –

Abstention – Mr. LeRoy, Mr. Guthrie

Motion carried

Comments:

- 1) all necessary NYSDEC permits/ approvals must be obtained,
- 2) absolutely everything possible should be done to keep petroleum and/or hazardous products from reaching any freshwater resource (e.g. store equipment in a sheltered environment and on an impervious surface),
- 3) operational noise and dust should be mitigated at all times (e.g. through use of berms that are high enough to block noise from residential neighbors),
- 4) truck traffic should be routed to have the least impact on residential areas and
- 5) a driveway permit must be obtained from the Wayne County Highway Department.

Cornerstone Fellowship, 288 Van Buren Street, V. Newark

Preliminary Site Plan / Area Variance, Tax Map Ref. No. 68111-19-534101

4,700 sq. ft addition, 11 parking spaces instead of required 151 spaces, Joe Quagliata spoke.

Action – Approve with Comments

Motion – Mr. LeRoy

Second – Mr. Ruth

Opposed –
Abstention –
Motion carried

Comments:

- 1) Village of Newark Code must be met regarding shared parking areas (a long term lease providing use of adjacent property was discussed as being a potential option) and
- 2) the hardship criteria that are required to grant an area variance must be substantiated at the local level.

Local Law No. 2 of 2013, T. Huron

Amend Text

Camping, Campgrounds, renew bldg permit

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Melino

Opposed –

Abstention – Mr. Lockwood

Motion carried

Comments:

- 1) the Town attorney should review and approve the proposed local law.

The Board supports the Town of Huron’s efforts to enhance public health, safety and water quality through efforts such as this that help ensure proper disposal of wastewater.

Francisco Morales, 3754 Union Street, T. Marion

Special Use Permit, Tax Map Ref. No. 65114-16-921461

Retail store

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. LeRoy

Second – Mr. Buisch

Opposed – Mr. Guthrie

Abstention –

Motion carried

Comments:

- 1) the Board felt the proposal could be compatible with adjacent land uses given the parcel’s location between commercial/industrial and residential uses, but more information should be provided to the Town regarding the specific “retail market” details (e.g. clarify what products will be sold, hours of operation, etc.) and
- 2) all applicable local and state regulations (e.g. NYS Uniform Fire Prevention and Building Codes, NYS Department of Health, etc.) must be met, particularly given the proposed retail use and existing residential use (upstairs apartment) within the same building.

George Touloupas, 115 Route 104, T. Ontario

Preliminary / Final Site Plan, Tax Map Ref. No. 60117-00-996666

100’x40’ metal pole barn

Action – Denial with comments

Motion – Mr. Buisch

Second – Mr. Ruth

Opposed –
Abstention – Mr. Melino
Motion carried

Comments:

The Board was not necessarily opposed to the development, but felt that more information should be provided to help assess compatibility between on-site (existing and proposed) and surrounding land uses. The Board tried to determine what will be stored in the proposed building and also clarify other on-site uses, but the applicant/representative was not present for discussion.

The parcel also appears to contain national wetland and FEMA flood zone areas and the Board noted that all development should be done in accordance with applicable regulations.

Bonin Subdivision, 6815 Briscoe Cove Road, T. Sodus
Preliminary Subdivision Plan, Tax Map Ref. No. 71118-00-738284
Split and transfer parcels creating undersized lot

Mr. Melino motioned for a determination of no intermunicipal or countywide impact, Seconded by Mrs. Deyo, Mr. LeRoy abstained. After more discussion this motion was withdrawn.

Action – Denial with comments
Motion – Mr. Ruth
Second – Mr. Buisch
Opposed –
Abstention – Mr. LeRoy
Motion carried

Comments:

The Board tried to understand the reason for the proposed subdivision design, but the applicant/representative was not present for discussion. They would like to ensure that all lots are created with enough area to contain an existing or install a new wastewater treatment system that meets NYS Department of Health regulations.

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

Action – Return these referrals to the towns to be handled as local matters.
Motion – Mr. Buisch
Second – Mrs. Deyo
Abstention –
Motion carried

William Emert, 255 & 263 Wilkinson Road, T. Macedon
Preliminary / Final Subdivision Plan, Tax Map Ref. No.61111-00-147121, 61111-00-169092
Realign property lines

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 and
- 2) all necessary rights-of-way/easements must be maintained.

Shorewood Estates Popoli Lot, Chapman Drive, T. Ontario
Preliminary / Final Site Plan, Tax Map Ref. No. 61119-14-370402
Single family home

Comments:

- 1) the proposed home/site should be developed in a manner that is compatible with nearby residences (i.e. developed/screened/landscaped to blend in) and
- 2) future plans for the subdivision (if any) should be considered.

Affronti Subdivision, 1791 Paddy Lane, T. Ontario

Preliminary / Final Subdivision Plan, Tax Map Ref. No. 63117-00-072031

2 lot subdivision

Comments:

- 1) the applicant should be aware that the parcel appears to contain FEMA flood zone and any planning/development should be done in accordance with applicable FEMA flood zone regulations,
- 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 (if any) for the total acreage should be considered.

Ronald Vanscooter, 7957 N. Maple Street, T. Wolcott

Special Use Permit, Tax Map Ref. No. 75119-00-482740

8' wide rear dormer, 12'x30' deck

Comments:

- 1) the proposed deck and dormer should be sited so that they will not interfere with adjacent property owner/s views of Port Bay,
- 2) the septic system must meet NYS Department of Health regulations (i.e. the proposed deck should not be within required septic system setbacks) and
- 3) the proposed structure must meet NYS Uniform Fire Prevention and Building Codes, including setbacks from property lines.

Geith-Armacost, 8151 Robin Road, T. Wolcott

Special Use Permit, Tax Map Ref. No. 75120-19-602002

17'4"x10'8" addition, addition between garage/house, 10'x8"x22' deck

Comments:

- 1) the additions should be sited so that they will not interfere with adjacent property owner/s views of Port Bay,
- 2) the septic system must meet NYS Department of Health regulations (i.e. the proposed addition should not be within required septic system setbacks),
- 3) the proposed structure must meet NYS Uniform Fire Prevention and Building Codes, including setbacks from property lines and
- 4) the applicant should be aware that there is FEMA flood zone near the perimeter of Port Bay and any development should be done in accordance with applicable FEMA flood zone regulations.

Other Business:

As there was a vacancy in the office of Secretary due to a resignation, Mr. Guthrie made a motion to elect Mr. Broach as Secretary to finish out the year. Seconded by Mrs. Deyo. Motion carried.

Bret DeRoo informed the Board there will be an International Joint Commission public hearing at Williamson High School on July 16 from 6:00 PM – 9:00 PM.

There being no further business, the meeting was adjourned at 9:00 PM.

Respectfully submitted,
Tracy Lambie, Secretary