

WAYNE COUNTY PLANNING BOARD
MINUTES
September 26, 2012

Chairman, Steve Buisch called the September 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, Ken Burgess, Monica Deyo, Steve Guthrie, Dave LeRoy, Larry Lockwood, Larry Ruth, Jim Switzer, Roger VanDemortel, Ken VandeWalle

Staff: Bret DeRoo, Tracy Lambie

Guests: no guests

AUGUST 2012 MINUTES

Action – Approve

Motion – Mr. Switzer

Second – Mr. VandeWalle

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Schimpf Enterprises & Ken's Snowplowing, 1400 NYS Route 104, T. Ontario

Special Permit / Prelim./Final Site Plan, Tax Map Ref. No: 62117-00-582660

7,200 sq. ft. garage with office space, maintenance of company vehicles/equipment

Action – Approve with Comments

Motion – Mr. Switzer

Second – Mr. LeRoy

Abstention –

Motion carried

Comment:

- 1) a driveway entrance permit must be obtained from the NYS Department of Transportation for the proposed NYS Rt. 104 access,
- 2) a driveway permit must be obtained from the Wayne County Highway Department for the proposed Ridge Road driveway,
- 3) truck traffic should use the proposed NYS Rt. 104 access rather than the proposed Ridge Road driveway,
- 4) outside storage should be limited,
- 5) any/all hazardous/toxic materials must be properly handled, stored and disposed of,
- 6) the development should be buffered from nearby residential land uses through use of items such as landscaping and screening in an effort to help this and surrounding land uses remain compatible and
- 7) the building/site should be developed and maintained 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.

In an effort to reduce road cuts along Rt. 104, the Board felt that the Town should consider a “collector road” that parallels, and provides access to, Rt. 104 for several parcels from this one west to Slocum Rd.

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

Action – Return these referrals to their respective town/village to be handled as local matters.

Motion – Mr. Switzer

Second – Mr. LeRoy

Abstention –

Motion carried

Chris Avery / Salvatore's, 205 South Main Street, V. Newark

Use Variance, Tax Map Ref. No. 68111-18-332002

signs

Comments:

- 1) the hardship criteria that are required to grant a use variance must be substantiated at the local level and
- 2) repeat requests for similar variances may signal the need to review zoning code/s and determine if regulations still serve the intended purpose.

Shamrock Group Subdivision, 6270 Dean Parkway, T. Ontario

Prelim. / Final Subdivision Plan, Tax Map Ref. No. 61117-00-197663

2 lot subdivision

Comments:

Access to Lot 1 should be considered from both Timothy Lane and Dean Parkway to determine which would provide the most efficient traffic access/flow.

Granger Subdivision, 3801 West Walworth Road, T. Walworth

Prelim. / Final Subdivision Plan, Tax Map Ref. No. 61114-00-480565

Convey 16.136 acres to neighbor

Comments:

- 1) the applicant should be aware that the proposed 16.136 acre parcel appears to contain (or be very near) both NYSDEC and National wetland areas as well as FEMA flood zone,
- 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.

Lands of Ryan & Ruedin, 4800 Ontario Center Road, T. Walworth

Prelim. / Final Subdivision Plan, Tax Map Ref. No. 63115-00-396780

Convey 23.023 acres to neighbor

Comments:

- 1) the applicant should be aware that the proposed 23.023 acre parcel appears to contain both NYSDEC and National wetland areas as well as FEMA flood zone,
- 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.

Morgan Subdivision, 3530 (3560) Sheperd Road, T. Williamson

Prelim. / Final Subdivision Plan, Tax Map Ref. No. 65119-00-212099, 65119-00-150109, 65119-00-192153

Convey 0.088 acres and 5.674 acres to 2 neighboring parcels.

Comments:

- 1) the applicant should be aware that proposed Lot 1 and Lot 2 both appear to contain National wetland area,
- 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.

The Board did question if the proposed subdivision/lot configurations meet the Town's desired development patterns/policies.

Other Business:

Board given reminder of upcoming training opportunities.

There being no further business, the meeting was adjourned at 7:25 PM.

Respectfully submitted,
Tracy Lambie, Secretary