

WAYNE COUNTY PLANNING BOARD

MINUTES

October 31, 2012

Chairman, Steve Buisch called the October 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, Steve Guthrie, Dave LeRoy, Larry Lockwood, Kevin Rooney, Larry Ruth, Jim Switzer, Ron Thorn, Roger VanDemortel, Ken VandeWalle

Staff: Bret DeRoo, Bob McNary

Guests: Greg Bryant (Dunster Family Trust), Jesse Walker, Alfred Forsay, Matthew Burgess

SEPTEMBER 2012 MINUTES

Action – Approve

Motion – Mr. Switzer

Second – Mr. Ruth

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

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

Burgess Property, 305 Silver Hill Road, V. Newark

Final Subdivision Plan, Tax Map Ref. No: 68110-19-557055

Parent parcel – 10.172 acres, Lot 3 – 0.716 acres

Action – Return this referral to the village to be handled as local matters with comment

Motion – Mr. Ruth

Second – Mr. LeRoy

Abstention – Mr. Burgess

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 American Association of State Highway and Transportation Officials (AASHTO) recommended sight distances and
- 2) future plans for the total holdings should be considered.

Dunster Family Trust, 224 Fair Street, V. Newark

Use Variance, Tax Map Ref. No. 68111-13-155487

Vacant structure to be used for hospital uses after donated to Newark-Wayne Community Hospital

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Switzer

Opposed – Mr. Guthrie

Abstention –

Motion carried

Comments:

- 1) the hardship criteria that are required to grant a use variance must be substantiated at the local level and
- 2) screening should be considered to help any of the proposed uses remain compatible with surrounding land uses.
- 3) The Board recommended that proposed development options as well as the Hospital's future plans align with Newark's Comprehensive Planning efforts.

Forsay and Walker, 3752 South Main Street, T. Marion

Special Use Permit, Tax Map Ref. No. 65114-12-825536

Used car lot

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Lockwood

Opposed – Mr. Switzer

Abstention –

Motion carried

Comments:

- 1) there should be no automobiles, signage, etc. displayed/placed adjacent to Main and/or Mill Street that would impede sight distances, county road maintenance (e.g. snow plowing) or access to and from the parcel,
- 2) there should be adequate space for on-site traffic circulation, parking and maintenance (e.g. snow removal) for this as well as the other on-site business and
- 3) there should be no more than 5 cars displayed on the lot for sale at one time (as shown on the provided sketch).

Local Law No. 6 of 2012, T. Huron

Amend Text,

Impose moratorium on Natural Gas and Petroleum Exploration and Extraction activities

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. VanDemortel

Opposed –

Abstention – Larry Lockwood

Motion carried

Comments:

- 1) The Board recommends that in Section 2.b, Item 6 of the local law, the wording should be changed to state that the Town Board “shall” study rather than “can” study the activities prohibited by Section 4, and
- 2) the town attorney should review and approve the proposed local law.

Other Business:

Board was given summary of 2012 training.

Shared correspondence from public regarding Harbec Wind Turbine in Town of Ontario that was seen by the Board in August 2012.

Shared correspondence from The West Firm (Albany, NY) regarding pending transfer of title of gas transmission facilities from Chesapeake Appalachia LLC to Minard Run Oil.

Nominating Committee: Election of Officers will take place at the December meeting. The Nominating Committee consists of Jim Switzer, Steve Guthrie and Kevin Rooney.

There being no further business, the meeting was adjourned at 8:30 PM.

Respectfully submitted,
Tracy Lambie, Secretary