

WAYNE COUNTY PLANNING BOARD
MINUTES
December 11, 2013

Chairman, Ron Thorn called the December 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, Bob Hutteman, Matt Krolak, Larry Lockwood, Mike Melino, Mike Schuth, Ron Thorn, Ken VandeWalle

Staff: Bret DeRoo, Robert McNary

Guests: Dan Blamowski (Tim Horton's)

OCTOBER 2013 MINUTES

Action – Approve

Motion – Mr. Guthrie

Second – Mr. Hutteman

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Tim Horton's, Route 31 & Sampson Drive, T. Macedon

Special Permit / Preliminary/Final Site Plan, Tax Map Ref. No. 61111-00-386763

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Schuth

Opposed –

Abstention –

Motion carried

Comments:

- 1) stormwater management and erosion and sediment control plans must meet Phase II NYS Department of Environmental Conservation regulations,
- 2) proposed driveways and on-site traffic patterns should be developed in a manner that safely integrates with Sampson Drive and
- 3) the proposed building and site should be developed in an aesthetically pleasing manner (i.e. through use of building design/materials, landscaping, screening, etc.) as the site is located on the highly traveled NYS Rt. 31 (Canal Corridor).

Vicki Brouwer, 3689 S. Main Street, T. Marion

Special Permit, Tax Map Ref. No. 65114-15-702460

Part time car retail/repair

Action – Approve with Comments

Motion – Mr. Melino

Second – Mr. Guthrie

Opposed –

Abstention –

Motion carried

Comments:

- 1) a site plan should ultimately be provided that meets Marion's Zoning Code Requirements for the proposed use,
- 2) development should be done in accordance with all applicable regulations including, but not limited to, NYS Department of Motor Vehicles, NYS Department of Environmental Conservation and NYS Uniform Fire Prevention and Building Codes,
- 3) toxic/hazardous materials should be properly stored, handled and disposed of,
- 4) outside storage of parts should be limited, particularly items in poor repair,
- 5) landscaping, property maintenance and screening should be encouraged to help the site and proposed use remain compatible with surrounding land uses,
- 6) driveway access and on-site traffic patterns should be confirmed and vehicles (pertinent to the operation) should be routed in a manner that will help the business remain compatible with the existing community character and
- 7) the permit should be reviewed on a routine basis (e.g. annually) to ensure that conditions are met.

Vicki Brouwer, 1648 Route 104, T. Ontario

Special Permit, Tax Map. Ref. No. 62117-12-894660

Used car / RV lot

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Buisch

Opposed –

Abstention – Mr. Melino

Motion carried

Comments:

- 1) a site plan should ultimately be provided that meets Town of Ontario regulations for the proposed use,
- 2) vehicle/rv display and parking should be permitted in areas that are delineated as parking areas (10' x 20' stalls) on the provided scaled site plan,
- 3) development should be done in accordance with all applicable regulations including, but not limited to, NYS Department of Motor Vehicles, NYS Department of Environmental Conservation and NYS Uniform Fire Prevention and Building Codes,
- 4) toxic/hazardous materials should be properly stored, handled and disposed of,
- 5) outside storage of parts should be limited, particularly items in poor repair,
- 6) the building and site should be developed/maintained in an aesthetically pleasing manner (i.e. through use of items such as property maintenance, landscaping, screening, etc.) as the site is located on the highly traveled NYS Rt. 104 and
- 7) the permit should be reviewed on a routine basis (e.g. annually) to ensure that conditions are met.

Affordable Auto Paints, 1648 Route 104, T. Ontario

Special Permit, Tax Map. Ref. No. 62117-12-894660

Automotive parts store

Action – Approve with Comments

Motion – Mr. Buisch

Second – Mr. VandeWalle

Opposed –

Abstention – Mr. Melino

Motion carried

Comments:

- 1) a site plan should ultimately be provided that meets Town of Ontario regulations for the proposed use,

- 2) parking should be permitted in areas that are delineated as parking areas (10' x 20' stalls) on the provided scaled site plan,
- 3) development should be done in accordance with all applicable regulations including, but not limited to, NYS Uniform Fire Prevention and Building Codes,
- 4) toxic/hazardous materials should be properly stored, handled and disposed of,
- 5) outside storage of parts (if applicable) should be limited, particularly items in poor repair,
- 6) the building and site should be developed/maintained in an aesthetically pleasing manner (i.e. through use of items such as property maintenance, landscaping, screening, etc.) as the site is located on the highly traveled NYS Rt. 104 and
- 7) the permit should be reviewed on a routine basis (e.g. annually) to ensure that conditions are met.

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. Lockwood

Second – Mr. Hutteman

Abstention –

Motion carried

Rosier-Hunter, 9648 Ridge Road, T. Huron

Use Variance, Tax Map. Ref. No. 72117-16-891467

Change from single family to multi-family (4)

Comments:

- 1) the hardship criteria that are required to grant the use variance must be substantiated at the local level,
- 2) all applicable NYS Department of Environmental Conservation, NYS Department of Health and NYS Uniform Fire Prevention and Building Codes/regulations must be met,
- 3) the on-site septic system should not be impacted by the proposed development or traffic/parking areas,
- 4) traffic impacts should be clarified/determined; driveway ingress/egress, on-site traffic circulation and the parking area/s should be clearly defined in an effort to implement on-site safety as well as efficient traffic flow along Ridge Road (e.g. do not create the need for vehicles to back onto Ridge Road),
- 5) the property should be developed in an aesthetically pleasing manner (i.e. through use of items such as landscaping and screening) and
- 6) the site/building should be well-maintained (i.e. the site 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 Seaway Trail.

Tire Rack Supply, LLC, 220 East Union Street, V. Newark

Area Variance / Use Variance, Tax Map. Ref. No. 68111-18-454065

4th sign

Comments:

- 1) the hardship criteria that are required to grant the area and use variances must be substantiated at the local level and
- 2) the Village may wish to review sign regulations to determine if they still meet intended objectives if there are repeated requests for similar variances.

John Orbaker, Parker & Jeffery Road, T. Palmyra

Final Subdivision Plan, Tax Map. Ref. No. 65112-00-027794

2 lot subdivision

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 (if any) for the total acreage should be considered.

Ruth Brown, 4569 Hogback Hill Road, T. Palmyra

Final Subdivision Plan, Tax Map. Ref. No. 66111-00-461609

2 lot subdivision

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 (if any) for the total acreage should be considered and
- 4) the applicant should be aware that a portion of the “parent parcel” appears to contain National Wetland area.

Mark White, 9441 Blind Sodus Bay Road, T. Wolcott

Special Use Permit, Tax Map. Ref. No. 77121-12-980600

Replace old mobile home with new mobile home

Comments:

- 1) the proposed replacement mobile home should be sited so that it will not interfere with adjacent property owner/s views of Blind Sodus Bay,
- 2) the septic system must meet NYS Department of Health regulations (i.e. the proposed mobile home should not be within required septic system setbacks, the system should be pumped and dye tested, etc.) and
- 3) the proposed structure must meet NYS Uniform Fire Prevention and Building Codes, including setbacks from property lines.

Other Business:

Mr. DeRoo present Mrs. Deyo with a plaque thanking her for her valued service and time spent on the County Planning Board. He mentioned that Mr. Kevin Rooney and Mr. Jim Switzer would also receive plaques for their service on the Board.

Election of 2014 officers:

The following slate of Officers was presented:

Chairman – Dave LeRoy

Vice-Chair – Dave Broach

Secretary – Ken Burgess

Motion made by Mr. Guthrie that the nominations be closed and that the administrative secretary cast one ballot for each nomination. Seconded by Mrs. Deyo. Motion Carried.

Mr. Guthrie made a motion to adjourn the meeting. Seconded by Mr. Thorn. There being no further business, the meeting was adjourned at 8:00 PM.

Respectfully submitted,
Tracy Lambie, Secretary