

WAYNE COUNTY PLANNING BOARD

MINUTES

December 14, 2011

Larry Lockwood 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: David Broach, Steve Buisch, Nelson Cook, Monica Deyo, Steve Guthrie, Dave LeRoy, Larry Lockwood, Kevin Rooney, Larry Ruth, Jim Switzer, Ron Thorn, Ken VandeWalle

Staff: Bret DeRoo, Tracy Lambie

Guests: Jean Bulman, Terry Bulman, George Frantz

OCTOBER 2011 MINUTES

Action – Approve

Motion – Mr. Switzer

Second – Mr. VandeWalle

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Terry L. Bulman wind turbine, 3553 Fairville Maple Ridge Road, T. Arcadia

Area Variance / Special Use Permit, Tax Map Ref. No: 68114-00-080199

Action – Approve Special Use Permit with comments, Area Variance - no intermunicipal or countywide impact, return to town to be handled as a local matter.

Motion – Mr. Ruth

Second – Mr. Rooney

Opposed –

Abstention –

Motion carried

Special Use Permit Comments:

- 1) turbine noise level data should be provided and the levels should not create a public nuisance,
- 2) the turbine should be installed by a certified installer,
- 3) if mounted to an existing structure, a licensed engineer should verify that there is (structural) capacity to meet the load requirements of the WECS,
- 4) an interconnection agreement (which includes technical, contractual, rate and metering issues) should be in place with the applicable utility company should the WECS be connected to the electric utility system or grid,
- 5) if applicable, the proposal must be in compliance with FAA regulations,
- 6) anti-climb shields should be intact,
- 7) the fall zone should be completely contained on the applicant's property and
- 8) there should be no structures within the fall zone.

Also, the hardship criteria required to grant the variance should be substantiated at the local level.

Michelle Smith, 1460 Wilson Road, T. Macedon

Preliminary Subdiv. / Final Subdivision Plan, Tax Map Ref. No. 61111-00-524637

One lot realty subdivision

Action – no intermunicipal or countywide impact, return to town to be handled as a local matter.

Motion – Mr. Switzer

Second – Mr. Rooney

Abstention –

Motion carried

Comment:

- 1) the parcel appears to contain both NYSDEC and national wetland area.

Town of Huron Master Plan, T. Huron

Amend Text

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Switzer

Opposed –

Abstention – Mr. Lockwood

Motion carried

Comments:

- 1) the Town attorney should review and approve the document.

Based on countywide issues, The Board did have the following comments:

-Alternative energy should be considered/addressed in the plan (e.g. solar /wind power).

-Lake level management plan (changes to the existing plan?) should be considered/addressed in the plan

Other thoughts from the planning department:

- 1) update with 2010 census figures County #'s page 4
- 2) County AFP was Approved June 21, 2011 Resolution 407-11, still haven't heard from Ag&Mkts.
- 3) RA5A- consider using smaller building lots in conjunction with conservation easement in this zone to allow houses on smaller lots while keeping larger farm acres as contiguous parcels (maybe community character action item) kind of a pseudo cluster. I believe Gorham did something like this.
- 4) Add goal to advocate on behalf of residential landowners affected by proposed changes to lake level commission
 - a. And educate state and national policy makers on impact to Huron property owners and home values
 - b. If Federal \$ become available for property damage due to lake levels, use grant funds to establish local programs to lower impact
- 5) Change the picture on page 53 to show a more relevant streetscape
- 6) The Town applied for and implemented a housing rehab grant to help low income people upgrade. Should consider having this continue as a housing goal also
- 7) Economy Action goal- town applied for CDBG funds on behalf of some businesses (apple based) should have a goal to support local businesses grant applications as grant opportunities arise. Others could include B&B's or some level of processing.

Dunstan Site Plan, 1975 Penfield-Walworth Road, T. Walworth

Preliminary Site / Final Site Plan, Tax Map Ref. No. 63114-00-280611

Single family residence

Action – Approve with Comments

Motion – Mr. Rooney
Second – Mrs. Deyo
Abstention – Mr. Ruth
Motion carried

Comments:

- 1) emergency vehicle access should be provided for (which it appears to be),
- 2) given the parcel acreage (approx. 92 acres), future plans for the remainder of the land should be discussed,
- 3) screening should be considered between the proposed and nearby houses to help them remain compatible,
- 4) the applicant should be aware that the parcel appears to contain FEMA flood zone, NYSDEC and national wetland area and therefore all applicable regulations should be adhered to and
- 5) based on the distance from the road, water service should be confirmed to meet NYS Uniform Fire Prevention and Building Code regulations (i.e. there should be adequate flow for fire suppression).

Lands of Christ, 4384 Cream Ridge Road, T. Walworth

Prelim. / Final Subdivision Plan, Tax Map Ref. No: 61115-15-594281

2 lot subdivision, conveyance to neighbor

Action – no intermunicipal or countywide impact, return to town to be handled as a local matter.

Motion – Mr. Switzer

Second – Mrs. Deyo

Abstention –

Motion carried

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.

Other Business:

Election of 2012 officers:

The following slate of Officers was presented:

Chairman – Steve Buisch

Vice-Chair – Ron Thorn

Secretary – Dave LeRoy

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

Mr. Lockwood was thanked for his year as Chairman.

It was announced that Mr. Nelson Cook has submitted his resignation from the Wayne County Planning Board and the review board effective January 1, 2012. He was thanked for his years of hard work and dedication.

There being no further business, the meeting was adjourned at 8:25 PM.

Respectfully submitted,

Tracy Lambie, Secretary