

WAYNE COUNTY PLANNING BOARD
MINUTES
October 30, 2013

Chairman, Ron Thorn 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, Monica Deyo, Steve Guthrie, Bob Hutteman, Matt Krolak, Larry Lockwood, Larry Ruth, Mike Schuth, Ron Thorn

Staff: Bret DeRoo, Tracy Lambie

Guests: Lou Terragnoli (Tops), Gene Bavis (Tops), Anthony Evans (Tops), Peter Duda (Tops), Jack & Elaine Leasure (Tops), D. Brent Walton (Walton Tourist home), John August (Tops), Jerry Goldman (Tops), Bob Bringley (Tops)

SEPTEMBER 2013 MINUTES

Action – Approve

Motion – Mr. Guthrie

Second – Mr. Ruth

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Tops Friendly Markets, 2140 Walworth-Penfield Road, T. Walworth

Preliminary/Final Subdivision Plan, Preliminary/Final Site Plan, Tax Map Ref. No. 63114-00-480415

Grocery store with 2 out parcels.

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mrs. Deyo

Opposed –

Abstention – Mr. Ruth

Motion carried

Comments:

- 1) a Wayne County Department of Public Works (Highway Department) driveway permit must be obtained for the proposed driveways (please refer to Kevin Rooney, Superintendent of Public Works, October 23, 2013, letter to reference traffic /highway – related comments regarding the proposal),
- 2) a widened shoulder/right-turn lane should be considered for eastbound traffic (on Penfield-Walworth Road) to access the proposed western driveway,
- 3) a left-turn lane should be considered for westbound traffic (on Penfield-Walworth Road) to access the proposed eastern driveway,
- 4) all lighting and site development should be implemented in a manner that will minimize off-site light pollution, including vehicular headlight, through use of driveway and building alignments, screening, indirect lighting, etc.,
- 5) all necessary NYS Department of Environmental Conservation regulations must be met including, but not limited to, those pertaining to erosion and sediment control and stormwater management plans and bulk petroleum storage/gas station uses,
- 6) development plans should take the Wayne Area Transportation Service (WATS) into consideration and

- 7) provisions should be made for pedestrian traffic to access the proposed Tops and other retail buildings from the existing Penfield - Walworth Road sidewalks.

Walton Tourist Home, 213 W. Main Street, V. Palmyra

Special Permit, Tax Map Ref. No. 64111-11-554714

Tourist home for up to 10 transient borders

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Schuth

Opposed –

Abstention – Mr. Krolak

Motion carried

Comments:

- 1) any development should be done in accordance with any/all applicable NYS Uniform Fire Prevention and Building Codes and
- 2) the Board felt that Palmyra’s process for reviewing permits such as this, periodically, will help ensure that the operation remains compatible with surrounding land uses.

Cooman Subdivision, 4350 West Walworth Road, T. Walworth

Preliminary / Final Subdivision Plan, Tax Map Ref. No. 61115-00-999286

Convey 3.687 acres

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Burgess

Opposed –

Abstention – Mr. Ruth

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,
- 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.

Sunnyside Baptist Church Barn, Galen Road / Wolcott Road, T. Rose

Use Variance, Tax Map Ref. No. 75115-00-304856

Raise beef stock in RR zone

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

Action – Return to Town to be handled as a local matter

Motion – Mr. Ruth

Second – Mrs. Deyo

Opposed –

Abstention – Mr. Guthrie

Motion carried

Comments:

- 1) The hardship criteria that are required to grant a use variance should be substantiated at the local level.

Other Business:

A motion was made by Mr. Guthrie to start sending to the applicant of each referral a copy of the letter that is sent to the municipality with the County Planning Board's determinations. Seconded by Mr. Ruth.

The Board was given a summary of 2013 training.

Nominating Committee: Election of Officers will take place at the December meeting. The Nominating Committee consists of Steve Guthrie, Steve Buisch and Bob Hutteman.

There being no further business, the meeting was adjourned at 8:10 PM.

Respectfully submitted,
Tracy Lambie, Secretary