

WAYNE COUNTY PLANNING BOARD
MINUTES
March 26, 2008

Chairman John Zornow called the March meeting of the Wayne County Planning Board to order at 7:00 p.m. in the Court House in Lyons, New York.

Present: Nelson Cook, Monica Deyo, Steve Guthrie, Leroy Hollier, Larry Lockwood, Doc Malchoff, Kevin Rooney, Larry Ruth, Jim Switzer, Ron Thorn, Ken VandeWalle, John Zornow

Staff: Bret DeRoo and Susan Pullen

Guests: Bob Murphy (Macedon Marketplace), Adam Olschewske (Marshall Exteriors)

MINUTES

Motion made by Mr. Malchoff to Approve the February minutes. Seconded by Mr. VandeWalle. Motion Carried.

ZONING AND SUBDIVISION REFERRALS

Macedon Marketplace, Route 31, T. Macedon 3/08-34
Preliminary/Final Site Plan, Final Subdivision Plan, Tax Map Ref. No: 61110-00-043811

Referral for the development of a commercial shopping center with 5 out parcel lots. The development would be northwest of the intersection of Route 31 and Wilson Road. There are currently two barns on the 27 acre parcel that will be demolished. Mr. Murphy was present to answer questions. He indicated there is a stub in the Wal-Mart lot to develop a connector road to the proposed shopping center and planned North Wilson Road. This would be a private connector road and deed restricted lots. There would be no driveways to Route 31 at this time. Lot #1, 26,000 sq ft. will be for Goodwill Industries. Mr. Murphy indicated there is a new Goodwill store in Brockport also.

A traffic impact study was done and the town feels a traffic light will be warranted at the Wilson Road intersection when the out parcels are developed. Mr. Murphy indicated the landscaping plan will be the same as Lowe's and Wal-Mart to keep a continuity of design. He indicated all the businesses for the Marketplace Store are leased except for 11,000 sq. ft.

Motion made by Mr. Guthrie for approval with the following conditions: 1) storm water and erosion and sediment control plans must meet Phase II NYSDEC regulations, 2) wetlands must be avoided/mitigated, 3) the Town's sanitary sewer system should be capable of handling the increased demands of the proposed development, 4) development should be made aesthetically pleasing (through use of building design and materials, landscaping, etc.), 5) there should be a design and maintenance plan/agreement for the private collector road that is proposed to link this development to the Wal-Mart site and 6) consideration should be given to modifying the "Outlot 5" parcel configuration to provide the road frontage required by Town Code (i.e. do not "landlock" Outlot 5, thereby requiring the need for a land lease) and 7) traffic impact study recommendations (SRF Associates, November 2007) should be followed. The Board was pleased to see that efforts are being made to limit road cuts to NYS Rt. 31 (thorough use of an internal connector road) for this as well as other developments. Seconded by Mr. Ruth. Abstained: Mr. Rooney. Motion Carried.

Marshall Exteriors, 171 West Shore Blvd., V. Newark 3/08-31

Preliminary/Final Plan, Area Variance, Tax Map Ref. No: 68111-17-140156

Referral to construct a new 7,500 sq. ft office/workshop building, with 2500 sq. ft for office space and 5000 sq. ft for storage. The variance is to allow 25 parking spaces where 33 are required. This will be located west of the Complete Foot Care that was reviewed last month. The entire parcel was formerly reviewed as Newark Electric. Mr. Olschewske was present to discuss the referral. The building will be post frame construction with vinyl siding and shutters, all aesthetically done as a display for the manufacturer. Mr. Olschewske indicated there would be no outside storage of materials. They keep a low inventory of materials and any possible outdoor storage of goods would not be visible and would be only on an emergency basis. He indicated there is positive runoff to the back of the lot, with a low spot like a pond that excess water would drain to. Also 2/3 of the lot would drain to the pond/swale between the building and the fitness center next door.

Motion made by Mr. Switzer for Approval with the following conditions: 1) the site should be developed in an aesthetically pleasing manner through use of items such as building design and materials, fencing, landscaping etc., 2) outside storage should be limited and 3) the hardship criteria required to grant the area variance should be substantiated at the local level. Seconded by Mr. Ruth. Motion Carried.

Head to Tail Pet Grooming, 6017 Ridge Road, T. Sodus
Special Permit, Tax Map Ref. No: 68117-00-335854

3/08-29

Referral to operate a dog grooming business from a residence. The property is zoned residential. The business would be operated out of the garage. The driveway to the garage accesses the road to the Oak Ridge Manor development. There would not be access to Ridge Road. Dogs would not be boarded. She anticipates grooming 4-5 days daily.

Motion made by Mr. Rooney for approval with the following conditions: 1) given the residential character of neighborhood, the applicant should make sure that operational noise (barking dogs) does not impact neighboring properties (e.g. use sound deadening/buffering materials if necessary and limit the number of dogs on premises), 2) applicable NYS Department of Health and Uniform Fire Prevention and Building Code regulations must be met, 3) there should be no boarding/kenneling (indoor or outdoor) of animals and 4) all waste should be properly disposed of. Seconded by Mr. Switzer. Abstained: Mr. Malchoff. Motion Carried.

The following referrals were reviewed and determined to be of no intermunicipal or countywide impact. Unless otherwise noted, motion made by Mr. Ruth, seconded by Mr. Switzer to return these referrals to their respective town/village to be handled as local matters. Motion Carried.

David Anzini, 99 Main Street, V. Macedon
Use Variance, Tax Map Ref. No: 62111-08-887898

3/08-30

Use ground floor of building as an apartment.

Local Law #2
Amendment to Map

3/08-32

Amending zoning map. Abstained: Mr. Switzer

OTHER BUSINESS

Training – Wayne and Seneca Counties are again partnering for training by the Department of State and DEC. The training will be held in Seneca County on April 23rd. The two courses offered are Effective Meetings and Hearings and Introduction to SEQR. Pre-registration is required.

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

Respectfully submitted,

Susan Pullen
Secretary