

WAYNE COUNTY PLANNING BOARD
MINUTES
February 27, 2008

Vice Chairman Jim Switzer called the February meeting of the Wayne County Planning Board to order at 7:02 p.m. in the Court House in Lyons, New York.

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

Staff: Bret DeRoo and Susan Pullen

Guests: Nicole Meyer, Colin Johnson (students – Newark Participation in Government)

MINUTES

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

ZONING AND SUBDIVISION REFERRALS

Local Law – Preservation of Historic Structures, V. Clyde 2/08-20
Amendment to Text

This local law will help regulate historic structures and districts for preservation purposes.

Motion made by Mr. Ruth for approval with the condition that the Village attorney review and approve the proposed law. The Planning Board appreciates the effort Clyde is putting forth to preserve historic structures. Seconded by Mr. Rooney. Motion Carried.

Zoning Amendment – Mural Regulations, V. Clyde 2/08-21
Amendment to Text

Proposed amendment to the zoning law establishing regulations governing murals. Recent interest in murals has necessitated the amendment to provide protection to historic structures and requirements for maintenance. Placing/painting anything on a building that is on the state or national historic register would also be reviewed. Sandblasting any historic buildings would also be prohibited. Preview had several concerns, i.e. painting directly on historic structures and size of structures on buildings. The Village planning board met last night and reworded the two sections. If painting is not feasible, the murals could be mounted and anchored to the building; the maximum size of murals would be determined on a case-by-case basis.

Motion made by Mr. Ruth for approval with the condition that the Village attorney review and approve the proposed regulations. Seconded by Mr. Rooney. Motion Carried.

Lester Nodecker, Haak Road, T. Macedon 2/08-19
Preliminary/Final Subdivision Plan, Tax Map Ref. No: 64113-00-216553

Referral to subdivide 5.4 acres from 63.78 acre parcel. The board reviewed this referral as a 7 acre split. The applicant does not have any development plans yet. He has changed the size to get away from the wetland and flood zone area. No site distance problem as the area is flat and wide open.

Motion made by Mrs. Deyo for approval with the following conditions: 1) the national wetland and flood zone present on the parcel should be properly avoided/mitigated when developed and 2) any future driveway should have sight distances that meet AASHTO recommendations for the road speed limit. Seconded by Mr. Cook. Abstained: Mr. Rooney. Motion Carried.

Alejandro Engel, Barnes Road, T. Macedon 2/08-28
Preliminary/Final Subdivision Plan, Tax Map Ref. No: 63113-00-392278

Referral for 20 acre split from 48+ acre parcel. The border of the split will be along the driveway. This parcel is east of the gravel pit site.

Motion made by Mr. Malchoff for approval with the condition that any future driveway should have sight distances that meet AASHTO recommendations for the road speed limit. Seconded by Mr. Cook. Abstained: Mr. Rooney. Motion Carried.

Western Wayne Storage Improvement Project, Mill Street, T. Marion 2/08-22
Area Variance, Final Subdivision Plan, Tax Map Ref. No: 65114-16-785397

Referral for a subdivision of a lot that does not meet current minimum lot size requirements for a pump station for town water supply. The Wayne County Water & Sewer Authority will own the pump station. There is an existing ROW between the homes to the water tower. This ROW will also access the pump station. Area variance – the lot is smaller than allowed in an industrial zone; Final Plan – pump station.

Motion made by Mrs. Deyo to return the area variance as being of no county impact, provided that the hardship criteria required to grant the variance are met at the local level and approval of the final subdivision plan. Seconded by Mr. Rooney. Motion Carried.

Joe Verdi. 14150 Route 31, T. Savannah 2/08-26
Final Site Plan, Tax Map Ref. No: 77110-00-481512

Referral to construct a wood framed addition, 29x100x14' onto an existing building 60x100x18'. The addition will on the back of the existing building. This is on a 90+ acre parcel on the west side of Route 31. Proposed use will be for storage. The original building is used for painting.

Motion made by Mrs. Deyo for approval with the condition that, depending on the use/s proposed for the addition, there should be proper handling/disposal of hazardous/toxic materials. Seconded by Mr. Guthrie. Abstained: Mr. Hollier. Motion Carried.

Swingly-Schinsing Subdivision, Eaton Road, T. Williamson 2/08-24
Preliminary/Final Subdivision Plan, Tax Map Ref. No; 65118-00-164641, 230670

Referral to create 3 lots out by splitting 2 existing parcels. Lot 1 will be 9 acres, lot 2 13 acres and lot 3 2.6 acres. There are wetlands on lot #1. Lot #3 is a bowling alley lot, approx. 133' wide. There is a shared driveway off Eaton Road for lots 1 and 2. Lot #3 exits onto Salmon Creek Road. The town requires 20' for driveways. The board would like to see 60' as standard for emergency access.

Motion made by Mr. Ruth for approval with the condition that the "Lot R-1" road frontage (30') is wide enough to both: 1) construct a driveway that will permit emergency vehicle access and 2) allow for site

development such as waterline and electrical service installation. The Board feels that providing only 30' of road frontage leaves minimal space for site development needs, and therefore suggests examining and possibly modifying applicable subdivision regulations. Seconded by Mr. Rooney. Motion Carried.

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

Mary Brandetsas, 101 Hyde Parkway, V. Palmyra 2/08-23
Use Variance, Tax Map Ref. No: 64111-10-326661

Use office space other than a dental office. The building was a medical office building prior to becoming a dental office. The use was acceptable to the neighborhood. There are 20 parking spaces provided. The village has an acceptable range of uses for the building, i.e. law, medical, physician, financial planning, accountant, insurance, photography, counseling, sports medicine, radiology, hair salon. Motion made by Mr. Rooney for no county impact, provided that the hardship criteria required to grant the variance are met at the local level. Board felt the range of proposed professional office uses would be compatible with this area of the Village and that the Village should protect the existing residential and community service (school) "character of neighborhood" when giving consideration to commercial uses for the parcel. Seconded by Mr. Ruth. Motion Carried.

Betty Buchiere, west side of Lincoln Road, T. Walworth 2/08-27
Preliminary/Final Subdivision Plan, Tax Map Ref. No: 61116-00-595020

Two lot subdivision

Dobbs Subdivision, 7598 Stoney Lonesome Road, T. Williamson 2/08-25
Preliminary/Final Subdivision Plan, Tax Map Ref. No: 64119-00-833303

One lot subdivision

OTHER BUSINESS

Training – The Planning Department has hired a new Senior Planner, Amy D'Angelo. She has done training workshops in Cayuga County and will be doing two 2 hour trainings in the spring and fall on various planning topics. The trainings will be held at the Nye Road Fire Training Center in Lyons. Information will be mailed out to board members, town/village board members, and code enforcement officers when the schedule is set. County planning board members are required to have 4 hours of training each calendar year. Town and village boards set their own requirements.

Agricultural Districts – The first agricultural district was established in 1973. The Department of Ag & Markets modified the Ag Districts Law to require detailed mapping where boundaries would coincide with property lines and non-agricultural uses would be removed from districts. There were originally 9 districts in Wayne County. This was revised to 4 districts. With new mapping technologies the district has been consolidated to just one Ag District for the whole county. This will cut down on time and expense of reviews and mailings. Consolidated Ag District #1 would still be reviewed every eight years. A public hearing is scheduled for April 9th at the Court House in Lyons.

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

Respectfully submitted,

Susan Pullen
Secretary