

WAYNE COUNTY PLANNING BOARD

MINUTES

February 27, 2013

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

Present: Ken Burgess, Monica Deyo, Steve Guthrie, Dave LeRoy, Kevin Rooney, Larry Ruth, , Jim Switzer, Ron Thorn, Roger VanDemortel, Ken VandeWalle

Staff: Bret DeRoo, Tracy Lambie

Guests: Charles L. Camp Jr., Penny Couturier, Joe Couturier, Brooke Castrechini, Patrick Castrechini

JANUARY 2013 MINUTES

Action – Approve

Motion – Mr. Switzer

Second – Mr. VandeWalle

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Charles L. Camp Jr., 8688 Old State Route 31, T. Lyons

Use Variance, Tax Map Ref. No. 71111-00-680508

Reduce 6 units to 1 single family, reduce 11 units to 5 units

Action – Approve with Comments

Motion – Mr. Switzer

Second – Mr. Ruth

Opposed –

Abstention – Mr. Guthrie

Motion carried

Comments:

- 1) the Board felt the proposed use could be compatible with nearby (existing) residential uses even though the property is zoned Industrial (M-1),
- 2) the Canal Trail (the Old Erie Canal and associated trail is just south of/adjacent to the parcel) should be taken into consideration should development proceed (i.e. the site and buildings should be developed/maintained in an aesthetically pleasing manner through use of items such as building design/materials, landscaping, screening and property maintenance, etc. as the site is visible from the Canal Trail),
- 3) all applicable NYS Department of Health regulations must be met regarding the septic system/s,
- 4) all applicable NYS Uniform Fire Prevention and Building Codes must be met,
- 5) any existing/proposed driveway should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
- 6) future plans for the remainder of the acreage should be considered and
- 7) the hardship criteria that are required to grant a use variance must be substantiated at the local level.

Joe Couturier, 29-33 Water Street, V. Lyons
Special Use Permit, Tax Map Ref. No. 71111-09-053598

Car sales

Action – Approve with Comments

Motion – Mr. Rooney

Second – Mrs. Deyo

Opposed –

Abstention –

Motion carried

Comments:

- 1) the site plan should illustrate proposed parking/display areas, on-site traffic patterns and ingress/egress to ensure that displayed vehicles do not impede available sight distances or traffic flow,
- 2) the number of autos to be displayed for sale should be confirmed (8-per SEQR Form),
- 3) any hazardous/toxic materials must be properly handled, stored and disposed of and
- 4) the site should be developed/maintained in an aesthetically pleasing manner as the parcel is located between the Erie Canal and the Canal Trail (Water Street).

Patrick & Brooke Castrechini, West Walworth Road, T. Macedon

Preliminary / Final Site Plan, Tax Map Ref. No. 61113-00-451507

Single family residence

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mrs. Deyo

Opposed –

Abstention – Mr. Rooney

Motion carried

Comments:

- 1) the proposed septic system must meet NYS Department of Health regulations,
- 2) the proposed driveway should have sight distances available that meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 3) a driveway permit must be obtained from the Wayne County Highway Department for the proposed driveway and
- 4) screening should be considered to help the proposed home blend in with surrounding land uses.

Carlson Lane Property Subdivision Plat, 240 Route 31, T. Macedon

Prelim. / Final Subdivision Plan, Tax Map Ref. No. 61111-00-026610

1 lot realty subdivision, 5.2 acres

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

Abstention – Mr. Rooney

Motion carried

Comments:

- 1) the proposed lots should be configured in a manner that will allow for the (potential) extension of Carlson Lane and required right-of-way to NYS Rt. 31,
- 2) future plans for total holdings should be considered and

- 3) the property owners should be aware that portions of the parent parcel appear to contain National wetland as well as NYS Department of Environmental Conservation wetland area.

Richard Franco, 153 Lake Road, T. Ontario

Use Variance, Tax Map Ref. No. 61119-00-020267

Gas station, convenience store, car repair

Action – Disapproval with Comments

Motion – Mr. Rooney

Second – Mr. Switzer

Opposed –

Abstention –

Comments:

- 1) compatibility the proposal will have with surrounding land uses,
- 2) traffic impacts (on-site included) and
- 3) how all applicable town and state codes/regulations (e.g. NYS Department of Environmental Conservation, NYS Department of Health and NYS Uniform Fire Prevention and Building Code) would be met given the proposed uses and current site layout (i.e. building location, distance from gas pumps to the building and Lake Road, Lake Road right-of-way, on-site traffic patterns, parking/delivery area/s, outdoor storage area/s, etc.).

The Board did suggest that consideration should be given to modifying the proposal, possibly by reducing the number of requested uses (e.g. grocery store without repair shop). There may be an opportunity to minimize the variance, encourage a business that could be compatible with surrounding land uses and traffic flows, and reuse an existing building.

The Board also notes that the hardship criteria required to grant a use variance must be substantiated at the local level.

Lakefront Estates, Phase IV, Shoreline Boulevard, T. Ontario

Final Site Plan / Final Subdivision Plan, Tax Map Ref. No. 62119-13-142428

9 residential lots, approx. 530 ft. new dedicated roadway

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Switzer

Opposed –

Abstention –

Motion carried

Comments:

- 1) stormwater and erosion and sediment control measures must meet Phase II NYS Department of Environmental Conservation regulations and
- 2) future plans for the total holdings should be considered.

Steve Principio, 8522 Greig Street, V. Sodus Point

Special Use Permit, Tax Map Ref. No. 71119-18-466141

2nd dock, 6'x72' with 6' walkway connecting 2 docks

Action – Disapproval with Comments

Motion – Mr. Ruth

Second – Mr. LeRoy

Opposed –

Abstention –

Motion carried

Comments:

The Board did not understand the need for the additional dock and they do not wish to establish a precedent for excessive construction over or within public water.

The Board also noted that any/all necessary NYS Department of Environmental Conservation and US Army Corps of Engineers approvals/permits must be obtained should the permit be granted locally.

Lakeview Cemetery Association, 4013 Lake Road, T. Williamson

Final Subdivision Plan, Tax Map Ref. No. 65119-00-773599, 65119-00-693459

Subdivide acreage from both sides of parcel totaling 6.08 acres to add to cemetery

Action – Approve with Comments

Motion – Mr. LeRoy

Second – Mr. VandeWalle

Opposed –

Abstention –

Motion carried

Comments:

Future plans for the Cornwall Trust and Lakeview Cemetery Association should be considered.

Glenn Saile, 8459 East Port Bay Road, T. Wolcott

Special Use Permit, Tax Map Ref. No. 75120-14-379378

Expand existing deck by approx. 217 sq. ft.

Action – Approve with Comments

Motion – Mr. Switzer

Second – Mr. Rooney

Opposed –

Abstention –

Motion carried

Comments:

- 1) the deck should be sited so that it will not interfere with adjacent property owner/s views of Port Bay,
- 2) the septic system must meet NYS Department of Health regulations (e.g. the proposed deck should not be within required septic system setbacks) and
- 3) the deck must meet NYS Uniform Fire Prevention and Building Codes.

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

Action – Return this referral to the town to be handled as a local matter.

Motion – Mr. Switzer

Second – Mr. Ruth

Abstention –

Motion carried

Paul Switzer, 1087 Alderman Road, T. Macedon

Area Variance, Tax Map Ref. No. 63111-00-430147

1 lot subdivision creating non-conforming lot

Comments:

- 1) consideration should be given to modifying the proposed subdivision in an attempt to have both lots conform with Macedon Code,
- 2) 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,
- 3) 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
- 4) the hardship criteria that are required to grant an area variance must be substantiated at the local level.

There being no further business, the meeting was adjourned at 8:20 PM.

Respectfully submitted,
Tracy Lambie, Secretary