

## WAYNE COUNTY PLANNING BOARD

### MINUTES

March 27, 2013

Chairman, Ron Thorn 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: Dave Broach, Steve Buisch, Ken Burgess, Monica Deyo, Steve Guthrie, Dave LeRoy, Larry Lockwood, Kevin Rooney, Larry Ruth, Ron Thorn, Roger VanDemortel, Ken VandeWalle

Staff: Bret DeRoo

Guests: Luann Meyer (High Acres), Jenna Amering (High Acres), Jeff Richardson (High Acres), Robert Peters

### FEBRUARY 2013 MINUTES

**Action** – Approve

**Motion** – Mr. Guthrie

**Second** – Mr. Rooney

**Abstention** –

**Motion carried**

### ZONING AND SUBDIVISION REFERRALS

**Waste Management of NY, LLC (High Acres), Wayneport Rd / Quaker Rd, T. Macedon**

**Special Use Permit, Tax Map Ref. No. 61112-00-087463, 61112-00-160335, 6112-00-093236**

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Construction of railroad siding for landfill use

**Action** – Approve with Comments

**Motion** – Mr. Guthrie

**Second** – Mr. LeRoy

**Opposed** –

**Abstention** – Mr. Rooney

**Motion carried**

#### **Comments:**

- 1) all necessary federal, state and local permits/approvals must be obtained,
- 2) truck traffic (remaining) should be routed to avoid residential areas,
- 3) part of the “host community benefit” should include mitigation funds for use/maintenance/improvement of all roads (Town, County and State) and road infrastructure (i.e. Wayneport Road Bridge) impacted by truck traffic traveling to the landfill,
- 4) any development near (or visible from) the Erie Canal should be screened in a manner that preserves the view for visitors entering Wayne County via the canal or its adjacent trail and
- 5) consideration should be given to how the railroad siding could (potentially) modify the permitted life of the landfill. Given the efficiency of rail transport, the Board questioned if there would be an associated increase in the amount of solid waste that would be accepted over the currently permitted life of landfill (i.e. will there be a need to modify/increase the approved annual average of waste tonnage?).

Given that the proposed recycling transfer facility (2011), shooting range (2011) and proposed railroad siding (2013) were not part of the High Acres Landfill expansion plans from 2007, the Board did question if there are other development plans (for the total acreage) that differ from those reviewed in the past.

The Board tries to ensure they understand the overall operation when considering intercommunity and countywide impacts.

**Robert Peters FF Labor, 4566 Ridge Road, T. Williamson**

Special Use Permit, Tax Map Ref. No. 66117-00-550700

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Farm labor facility

**Action** – Approve

**Motion** – Mr. Ruth

**Second** – Mrs. Deyo

**Opposed** –

**Abstention** –

**Motion carried**

**Adoption of Land Use Regulation, T. Butler**

Amend Text

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**Action** – Approve with Comments

**Motion** – Mr. Guthrie

**Second** – Mr. Ruth

**Opposed** –

**Abstention** –

**Motion carried**

**Comments:**

- 1) the proposed land use regulations should be undertaken “in accord with a well considered plan” or “in accordance with a comprehensive plan”, as referenced in the James A. Coon Local Government Technical Series, “Adopting Zoning for the First Time”,
- 2) the Town attorney should review and approve the proposed regulations,
- 3) Wayne County as well as Cayuga County Emergency Management Offices/911 Departments should be contacted regarding protocol for naming roads and numbering houses / manufactured homes, including manufactured homes that are within parks,
- 4) any reference to stormwater and erosion and sediment control regulations should reflect current NYS standards and specifications,
- 5) any reference to wastewater treatment system regulations should reflect current NYS Department of Health regulations,
- 6) items/changes listed in the March 11, 2013 “Response to Comments on Butler Land Use Regulations”, prepared by Barbara Johnston should be considered,
- 7) verify if the age of mobile/manufactured homes can be restricted from placement as proposed in Section 395.2
- 8) the Town should consider how a hydrofracking application would be processed in the town given the proposed regulations and make modifications if necessary and
- 9) the Town should review the following list of WCPB Cell Tower Recommendations to see if there are any that should be added to “Article 7”:
  - a. Require carriers to set aside a fund to be used in the event that the tower cannot be removed by the applicant. This will protect each municipality from corporate events such as bankruptcy and divestiture, as well as tower obsolescence.
  - b. Establish design standards for cellular towers that require each tower to have the ability to accommodate at least two additional carriers.
  - c. Consider amending zoning laws to designate specific sites for tower location.
  - d. Adhere to SEQR closely, insuring that proper environmental reviews are conducted.

- e. Exhaust all available alternative sites, including the use of existing structures, prior to approval of any application.
- f. Require carriers to provide a master plan for the development of proposed tower sites throughout your municipality, prior to the approval of any additional applications.
- g. A detailed proposal should be provided to the Town concerning mitigation of visual and aesthetic impacts.

The Board discussed the importance of procedural compliance with SEQR and encourages close communication with your municipal attorney to limit any procedural errors as much as possible.

The Board would like to congratulate the Town for drafting the proposed land use regulations.

**Peter Gambino/Coler Insulation, Route 31, T. Macedon**  
Prelim. / Final Site Plan, Tax Map Ref. No. 63111-00-256870  
 30'x50' bldg for insulation business

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**Action** – Approve with Comments  
**Motion** – Mr. LeRoy  
**Second** – Mr. VandeWalle  
**Opposed** –  
**Abstention** – Mr. Rooney  
**Motion carried**

**Comments:**

- 1) any toxic/hazardous materials must be properly stored, handled and disposed of,
- 2) all applicable NYS Uniform Fire Prevention and Building Codes must be met,
- 3) outside storage of parts should be limited and
- 4) the site should be developed/maintained an aesthetically pleasing manner through use building design/materials, landscaping, screening, property maintenance, etc. as the parcel is visible from the highly traveled NYS Rt. 31 (Canal Corridor).

**Zachary Taccone, 7921 N. Maple Road, T. Wolcott**  
Special Use Permit, Tax Map Ref. No. 75119-11-530690  
 Replace portable structure and camper with 12'x20' Duro-Shed and 8'x20' open porch

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**Action** – Approval with Comments  
**Motion** – Mr. Ruth  
**Second** – Mr. Rooney  
**Opposed** –  
**Abstention** – Mr. Guthrie  
**Comments:**

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

There being no further business, the meeting was adjourned at 8:05 PM.  
 Respectfully submitted,  
 Tracy Lambie, Secretary