

WAYNE COUNTY PLANNING BOARD
MINUTES
May 29, 2013

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

Present: Steve Buisch, Ken Burgess, Monica Deyo, Steve Guthrie, Bob Hutteman, Matt Krolak, Larry Lockwood, Mike Melino, Larry Ruth, Mike Schuth, Ron Thorn, Ken VandeWalle

Staff: Bret DeRoo

Guests: Albert Meilutis (Metro Matress), Alex Quku (Q's Landscape Enterprises)

APRIL 2013 MINUTES

Action – Approve

Motion – Mr. Ruth

Second – Mr. VandeWalle

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

Q's Landscape Enterprise, Inc., 1442 Welcher Road, T. Arcadia

Special Use Permit, Tax Map Ref. No. 68111-00-363675

Lawn/Garden center, repair/sales

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Schuth

Opposed –

Abstention – Mr. Hutteman

Motion carried

Comments:

- 1) the building/site should be developed/maintained in an aesthetically pleasing manner particularly given that the site is visible from the highly traveled NYS Rt. 88,
- 2) outside storage of "salvage materials" should be limited,
- 3) hazardous/toxic materials must be properly handled, stored and disposed of and
- 4) as noted on the provided site plan, REV. May 21, 2013, the applicant should be aware that the FEMA flood zone elevation is 416' and any proposed uses or development should be done in accordance with applicable FEMA flood zone regulations.

Lazzaro Automotive and Marine Performance, 1712 Route 104, T. Ontario

Special Use Permit / Area Variance, Tax Map Ref. No. 62117-12-993657

Automotive and marine engine repair

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Burgess

Opposed –

Abstention – Mr. Melino
Motion carried

Comments:

- 1) the building/site should be developed/maintained in an aesthetically pleasing manner, particularly given that the site is visible from the highly traveled NYS Rt. 104 and Ridge Road,
- 2) landscaping (e.g. trees shown on submitted site plan), fencing, etc. should be encouraged to screen outside storage areas (Boat/RV and Truck staging areas were detailed on the site plan) from both NYS Rt. 104 and Ridge Rd.,
- 3) outside storage should be limited and
- 4) hazardous/toxic materials must be properly handled, stored and disposed of.

Robert Cunico, 8473 East Port Bay Road, T. Wolcott
Special Use Permit, Tax Map Ref. No. 75120-14-377399

Demo 1 story cottage, build 2 story house

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Schuth

Opposed –

Abstention – Mr. Guthrie

Motion carried

Comments:

- 1) the proposed structure must meet NYS Uniform Fire Prevention and Building Codes, including setbacks from property lines, and the proposed house should not be any closer to the parcel boundaries than the existing cottage,
- 2) consideration should be given to a design/ plan that would increase (improve) the setbacks from the house to the property lines,
- 3) the septic system must meet NYS Department of Health regulations (i.e. the proposed addition should not be within required septic system setbacks),
- 4) the addition should be sited so that it will not interfere with adjacent property owner/s views of Port Bay and
- 5) the applicant should be aware that FEMA flood zone exists around the perimeter of much of Port Bay and any development should be done in accordance with applicable FEMA flood zone regulations.

Thomas Muccigrosso, 1446 Erie Street Road, T. Macedon

Area Variance, Tax Map Ref. No. 62111-00-998632

30' x 32' accessory structure in front yard

This 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. Buisch

Second – Mr. Ruth

Opposed –

Abstention –

Motion carried

Comments:

- 1) the hardship criteria that are required to grant an area variance must be substantiated at the local level and
- 2) the septic system must meet NYS Department of Health regulations (i.e. the proposed pole barn should not be within required septic system setbacks).

Arcadia Shopping Center, Metro Mattress, 6710 Route 31 East, V. Newark

Area Variance, Tax Map Ref. No. 69111-00-253216

2nd sign attached to east end of shopping center

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

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

Motion – Mr. Guthrie

Second – Mr. Melino

Opposed –

Abstention –

Motion carried

Comments:

The hardship criteria required to grant an area variance should be substantiated at the local level.

Other Business:

There being no further business, the meeting was adjourned at 7:55 PM.

Respectfully submitted,
Tracy Lambie, Secretary