

WAYNE COUNTY PLANNING BOARD
MINUTES
August 26, 2009

Chairman Jim Switzer called the August 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, Nelson Cook, Monica Deyo, Steve Guthrie, Leroy Hollier, Larry Lockwood, Doc Malchoff, Kevin Rooney, Larry Ruth, Jim Switzer, Ken VandeWalle, John Zornow

Staff: Bret DeRoo and Susan Pullen

Guests: John Stapleton, Joe Bur (ESL Credit Union), David Corea, Robert Fitzgerald (Newark Hospital), Michael Braun, Albert Drake

MINUTES

Motion made by Mr. Ruth to approve the July minutes. Seconded by Mrs. Deyo. Motion Carried.

ZONING AND SUBDIVISION REFERRALS

ESL Federal Credit Union, 140 South Main Street, V. Newark 7/09-90
Preliminary/Final Plan, Tax Map Ref. No: 68111-18-362027

Referral to replace the drive-thru canopy on a former bank. Parcel is zoned B-2. There would be a new one-way entry off Miller Street to the west, with the exit being to the east onto Miller Street. There would be a handicap ramp from South Main Street, along with an updated entry to the foyer and new landscaping to improve the overall site appearance. No signage proposed at this time, but will need to meet code.

Motion made by Mr. Guthrie for approval with the condition that the village approves the driveway proposed to access Miller Street. Seconded by Mr. Rooney. Motion Carried.

David Corea, 101 Throop Street, V. Palmyra 7/09-84
Area Variance, Tax Map Ref. No: 64111-12-905702

Referral to allow a permanent structure 5' from the rear property line. Parcel is zoned C-3. This was previously reviewed in May and has since become a slightly larger parcel. Mr. Corea indicated the planning board approved the project, but the zoning board denied it. He stated he has room for a 2000 sq. ft two story building facing west. His plan is still to have a retail operation on the parcel. He would have adequate parking as there is a small lot that goes with the property.

Motion made by Mr. Ruth for Denial. Based on the provided information they were unable to assess "compatibility of land use" issues and traffic impacts as they are charged by General Municipal Law to consider. Given the range of development options proposed for the parcels reviewed, the infrastructure already contained on those parcels (e.g. electric utility and pump station), the area and configuration of the site and the development proposed (bank) on the parcel that is adjacent and to the south, the site doesn't appear to contain the area needed to compensate the use as well as parking and on-site traffic needs. Hardship criteria required to grant an area variance must be substantiated at the local level.

Seconded by Mr. Guthrie. Abstained: Mr. Cook. Opposed: Mrs. Deyo. Motion Carried.

Referral to construct a 10,946 sq. ft emergency department addition on the north side of the building. Mr. Fitzgerald stated they have been before the Newark Planning Board which suggested comments and conditions regarding parking and snow issues. There is concern about snow blowing/drifted onto the new road from West Pearl Street. There are trees planted 30' from the road on the west side to act as a natural barrier to blowing snow. It was suggested the trees be planted further back to truly act as a snow fence. It was suggested that the handicap parking spaces near the helipad be relocated closer to the emergency room to enable easier access for wheelchairs.

Motion made by Mr. Zornow for approval with the following conditions:

- 1) the conditions that the Village of Newark Planning Board had at their August 3, 2009 meeting have been met and
- 2) new trees that are proposed to be used as a snow fence (west end of parking lot/access drive) should be planted a distance of at least 80' away from the area to be protected.

Seconded by Mrs. Deyo. Motion Carried.

Referral for a 3 lot residential subdivision on property zoned RR1. These are 1 acre lots on septic with municipal water. The existing waterline will be extended along Atlantic Ave toward the county line to provide water to the new structures. There is a 20' easement across all the parcels. Wayne County Water Authority suggested the water line and will own it. All parcels have driveways on Atlantic Avenue. There are open ditches with culverts at the driveways on Atlantic Avenue.

Motion made by Mrs. Deyo for approval with the following conditions:

- 1) each lot should have American Association of State Highway and Transportation Officials (AASHTO) recommended sight distances,
- 2) consideration should be given to constructing the Lot R3-C driveway on County Line Road
- 3) a Wayne County Highway driveway permit will be needed for each Atlantic Avenue road cut,
- 4) vehicles should not be permitted to back out from the proposed lots to Atlantic Avenue (i.e. driveway turnarounds should be required) and
- 5) stormwater and erosion and sediment control measures must meet Phase II NYSDEC regulations

Seconded by Mr. Cook. Abstained: Mr. Ruth. Motion Carried.

Referral for land development regulations and public works requirements. The local law was provided for perusal to the members prior to the meeting. A SEQR form was provided. The local law will give the building inspector the ability to approve minor subdivisions if they meet criteria.

Motion made by Mr. Rooney for approval with the following conditions:

- 1) Section 2-14 should include language that requires minor subdivision plans to:
 - a) illustrate the proposed subdivision and how it relates to the entire “parent parcel”,
 - b) verify that each parcel/lot is configured so any existing or proposed driveway will have American Association of State Highway and Transportation Officials (AASHTO) recommended sight distances,
 - c) show that all proposed lots contain enough area to construct a septic system that meets NYSDOH and Town regulations (if any parcel in the proposed subdivision contains an existing septic system, the system should be shown on the plans),
 - d) meet any applicable NYS Uniform Fire Prevention and Building Code regulations and
 - e) conform to Phase II NYSDEC stormwater and erosion and sediment control regulations if applicable.
- 2) Paragraph 5 should be modified to read: “A minor subdivision shall only be of local concern, and shall not require referral to the Wayne County Planning Board”.

Also, the proposed local law should be reviewed and approved by the Town attorney. Seconded by Mr. VandeWalle. Motion Carried.

Albert Drake, 4031 North Creek Road, T. Palmyra 8/09-85
 Preliminary Subdivision Plan, Tax Map Ref. No: 65112-00-888230, 888231

Referral to subdivide 3 lots out of 124 acres. There is one 2 acre plot with the existing home, a 4 acre to the south for sale to neighbor, with the remainder of the acreage to the family. Mr. Drake was present and indicated there is approx. 1000’ frontage on the east edge of the property. There will be no new driveways. The back of the property can be accessed through existing land or the family’s gravel pit. There is some concern about the site distance on this 55 mph road.

Motion made by Mr. Ruth for approval with the condition that each parcel/lot is configured so any existing or proposed driveway will have American Association of State Highway and Transportation Officials (AASHTO) recommended sight distances. Given the posted speed limit of North Creek Road, sight distances appear to be very limited in this area. Seconded by Mr. Rooney. Motion Carried.

Bloomer Subdivision, 6804 Briscoe Cove Road, T. Sodus 8/09-83
 Preliminary Subdivision Plan, Tax Map Ref. No: 71118-00-808302

Referral to subdivide a parcel into two lots. Applicant will keep one lot and sell the other lot. The parcel extends across the road. The property is zoned agricultural. Code requires a 2 acre minimum lot. The home on the east side of the road would connect across the road and retain the garage on the west side. The cottage on the west side would be a separate parcel. Briscoe Cove Road is plowed to a certain point by the town and then becomes private.

Motion made by Mr. Ruth for denial. The plan should identify the location of existing septic systems and confirm that the proposed lots are designed so septic systems will meet NYS Department of Health regulations. This is an important issue based on the proximity of the parcel to Sodus Bay and the importance of maintaining the bay’s water quality. Seconded by Mr. Guthrie. Abstained: Mr. Zornow, Mr. Malchoff. Motion Carried.

Manning Subdivision, 6737 Lake Avenue, T. Williamson 8/09-88
 Preliminary/Final Site and Subdivision Plan, Tax Map Ref. No: 65118-00-814251

Referral to create one lot for a family member. The parcel is 67 acres with a split of 2.5 acres. The original farmhouse will stay with the remaining 64 acres. The board discussed access to the remaining acreage.

Motion made by Mr. Guthrie for approval, but wanted to confirm that the proposed lot configuration would leave ample room to access the interior acreage. Seconded by Mr. Cook. Abstained: Mr. VandeWalle. Motion Carried.

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

Charles Perrin, 3797 Huntley Road, T. Marion 8/09-82
Use Variance, Tax Map Ref. No: 64114-00-518525

Place a mobile-manufactured home on a private lot next to the mobile home park. Given the proximity of the parcel to an established manufactured home park, this development could be compatible with surrounding land uses. Variance hardship criteria must be substantiated at the local level.

Clifford Lancaster, 4657 County Line Road, T. Walworth 8/09-86
Area Variance, Tax Map Ref. No: 60115-00-972619

Variance of 50' on north and south boundaries to allow the keeping of pet goats. Variance hardship criteria must be substantiated at the local level.

Other Business

Training – the last county sponsored training for the year will be held Wednesday September 16, 2009 at 7 PM at the fire training center in Lyons. The topic will be SEQR basics.

There being no further business, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Susan Pullen
Secretary

