

WAYNE COUNTY PLANNING BOARD
MINUTES
March 25, 2009

Chairman Jim Switzer 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: Steve Buisch, Nelson Cook, Monica Deyo, Leroy Hollier, Larry Lockwood, Doc Malchoff, Kevin Rooney, Larry Ruth, Jim Switzer, Ron Thorn, John Zornow

Staff: Bret DeRoo and Susan Pullen

Guests: Barbara Meeks, Chris Jensen (Costich Engineering), Mark Peake, Linda Baker (V. Newark Code Enforcement), Joe Burkhart (NPV Inc), Bob Bringley (Marathon Engineering)

MINUTES

Motion made by Mr. Buisch to Approve the February minutes. Seconded by Mrs. Deyo. Motion Carried.

ZONING AND SUBDIVISION REFERRALS

Rose Garden Apartments, Garden Lane, V. Newark 3/09-27
Amendment to Text, Rezoning to R-2, Tax Map Ref. No: 68110-10-276649

Referral for the rezoning of the 2+ acre parcel on Garden Lane from R-2 to R-2 for future development into townhouse or apartment units. The Rose Garden Apartments were built in 1980. The Village adopted their comprehensive plan this year. The rezoning is an effort to be consistent with the comprehensive plan which shows the area as mixed residential, i.e. single family, multi-family. Chris Jensen from Costich Engineering presented the plans. Komar has 3 parcels, two of which are zoned R-2. Phase I would have 4 apartments (32 units) and one townhouse (8 units) on the southern parcel. Phase 2 is the northern parcel near Garden Lane and would be developed in 1-2 years with townhouses or apartments, whatever the need is.

BJ Meeks, 219 Charlotte Street, lives one block from Garden Lane. She noted that page 208 in the master plan indicates that the village discourages large high density complexes. There is not a clear definition of "high density". She also noted the development would put a strain on the infrastructure. She said the village sewer plant is old and this would have a severe impact on its use. She also talked about the families going into the apartments, with no recreation area for children. There is no green space on the plan for the size of the development. Mr. Jensen indicated most of the units would be one bedroom, not family units. Ms. Meeks indicated the parcel zoned R-1 should be for individual homes not multi-family homes and she believes that was the intended use.

Motion made by Mr. Ruth for approval with the condition that the village attorney reviews and approves the proposed zoning map modifications. Seconded by Mrs. Deyo. Vote: 5 ayes, 6 nays. Motion was Defeated.

Eastern Savings and Loan, 6284, 6288 Knickerbocker Road, T. Ontario

3/09-29

Referral to construct a drive-thru ATM facility. Four variances are required for parcel area, parcel width, minimum structure size and front setbacks. Two properties have been acquired for a total of 22,000 sq. ft. which is zoned Business. This will be a stand alone ATM drive-thru owned and operated by ESL Federal Credit Union. The structure will be approx 816 sq. ft with asphalt drive lanes. One lane will be a by-pass lane for those not choosing to wait to use the machine. They project 8,000-10,000 transactions per month because the ATM would be situated on a major highway. The ATM would be open 7 days a week, 24 hours a day. The intersection of Route 104 and Knickerbocker is controlled by a traffic signal. There are residences across the street from the ATM. Residential type fence, maintenance free, would be utilized to help alleviate headlights shining into the homes. It was suggested that a natural barrier might be utilized instead of fencing. There was much discussion on stacking of traffic entering and exiting the site.

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

- 1) Development must not impede traffic flow on either Knickerbocker Road or NYS Route 104. The Board was concerned that given the high traffic counts on Route 104 and the proximity of the proposed driveway to the intersection of Knickerbocker Road and Route 104, traffic flow could be negatively impacted. Alternatives such as:
 - a. constructing a left turn lane on Knickerbocker Road for southbound vehicles and
 - b. having dedicated ingress and egress driveways (including a left turn lane for vehicles leaving the site) should be examined to ensure traffic flow remains safe and efficient.
- 2) The proposal should be implemented in a manner that protects the surrounding residential community character (e.g. screen from residential neighbors, avoid light and noise “pollution”, etc.)
- 3) A Wayne County Highway Department driveway permit must be obtained, which will provide the department with an opportunity to review traffic and drainage details. The applicant may also wish to consult with the NYS Department of Transportation to determine if they have any design recommendations.

Hardship criteria required to grant the area variances must be substantiated at the local level.

Seconded by Mr. Malchoff, Opposed: Mr. Ruth. Motion Carried.

Village Center Overlay District
Amendment to Text, Amendment to Map

3/09-26

Referral to create uniform design standards that promote pedestrian-oriented, mixed-use development; create usable public and private spaces and promote traditional urban design principles within the core business district of the village. The overlay will drive the design of new construction and redevelopment within the district by setting standards for site and building design, parking, lighting and landscaping. Developers want to know the standards of the village and are willing to work with them. The overlay district has to go to the village planning board and village board for approval.

Motion made by Mr. Ruth for approval with the condition that the Village attorney reviews and approves the overlay district regulations. Seconded by Mr. Zornow. Motion Carried.

Anthony Carbone, 5610 South Geneva Road, T. Sodus
Special Permit, Tax Map Ref. No: 70116-00-722805

3/09-31

Referral to operate a gunsmith business from his home. The board previously saw this parcel for a paint ball business in 2003, which is still in operation. The gunsmith business will actually be operated out of a building on the 50+ acre parcel. There will not be any shooting range. There will be a testing firing area, to make sure the guns cycle properly. Applicant does have a gunsmith license. The applicant will be held to federal firearm regulations and will need several licenses.

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

- 1) All applicable local, state and federal regulations must be met, with particular attention given to:
 - a. providing adequate and known (advertised/displayed) security measures which would help reduce the risk for a break-in and
 - b. providing acceptable gun testing methods (i.e. test fire repaired firearms in an appropriate manner /place).

Seconded by Mr. Ruth. Abstained: Mr. Malchoff. 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. Cook to return these referrals to their respective town/village to be handled as local matters. Motion Carried.

Little Dude Ranch, 1652 Lake Road, T. Ontario 3/09-28
Area Variance, Tax Map Ref. No: 62119-00-863223

Rebuilding pre-existing, non-conforming barn less than 150' to front property line

Kathleen McAllister, 10658 Main Street, T. Rose 3/09-22
Area Variance, Tax Map Ref. No: 74114-05-192907

Zoning requires 3 acres for horses; applicant has 2.6 acres

Maynard Subdivision, 5260 Ridge Road, T. Sodus 3/09-30
Preliminary Site and Subdivision Plan, Tax Map Ref. No: 67117-00-452627

Parcel off 125x175' for home development

Kasandrinos Subdivision, 293 Atlantic Avenue, T. Walworth 3/09-23
Preliminary/Final Subdivision Plan, Tax Map Ref. No: 61115-00-095403, 220395

Resubdivision of lot #2

Steve Shanders, 4346 Ontario Center Road, T. Walworth 3/09-24
Area Variance, Tax Map Ref. No: 63115-17-159224

Construct addition to home with setback

There being no further business, the meeting was adjourned at 8:08 p.m.

Respectfully submitted,

Susan Pullen
Secretary