

WAYNE COUNTY PLANNING BOARD
MINUTES
October 28, 2009

Chairman Jim Switzer called the October 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, Jim Switzer, Ron Thorn, Ken VandeWalle and John Zornow

Staff: Bret DeRoo and Susan Pullen

Guests: Joe Alloco (Eastland Apartments), Keith Gardner, Charlie Schaufelberger, Lyle Bean, Joseph Gerbig (Unique Automation – CSJG Associates), Jim Cleason, John Suroks (Dolomite), Leon Gaklik, Angelo Licciardello

MINUTES

Motion made by Mr. Zornow to approve the September minutes. Seconded by Mr. Malchoff. Motion Carried.

ZONING AND SUBDIVISION REFERRALS

Eastland Valley Apartments, 6571 Blue Cut Road, V. Newark
Preliminary Site Plan, Tax Map Ref. No: 69111-00-009024

10/09-111

Referral to construct four 8-unit buildings. There are 2 existing units on site. The parcel is accessed by Blue Cut Road. Mr. Alloco stated he has owned the property 7 years and has a waiting list for tenants. He was approached to build more units as there is a need for good quality apartments in the village. There is two-way traffic onto the site with standard parking for tenants. There is open space to the north and south. Mr. Alloco indicated he owns the mobile home park to the west and could add screening if necessary. There is on-site management of the business, with 3 full time maintenance workers. The nearest fire hydrant is at Blue Cut entrance and there is also a hydrant in the park to the west.

- 1) Motion made by Mrs. Deyo for approval with the following conditions: the final site plan should illustrate:
 - a) each of the proposed buildings (6 total?) in order to comprehensively assess project impacts and ultimately help avoid segmentation of the SEQR review (SEQR should address overall plans, not just a single phase).
 - b) the FEMA flood zone that appears to impact the parcel. Development should avoid the flood zone.
 - c) on-site roadway/s, parking areas and traffic patterns. The Board feels that given the potential number of residents in the development (6 buildings x 4 units bldg x 2 people/unit = 48 people), it will be important that emergency vehicle access is planned and provided for (e.g. design for 2-way traffic through the entire development).
 - d) open space area. Given the potential number of residents, on-site open space should be provided.
 - e) storm water and erosion and sediment control measures. Phase II NYS DEC storm water and erosion and sediment control regulations must be met should 1 acre or more soil be disturbed by the development.
 - f) landscaping/screening plans (used to help the proposal blend in with surrounding development).

Seconded by Mr. Rooney. Motion Carried.

Keith Gardner, 3913 Route 14N, T. Lyons
Area Variance, Use Variance, Tax Map Ref. No: 71114-00-178679

10/09-118

Referral to construct a mini-storage facility in an R-Ag zone on less than one acre. Applicant purchased the property from the county. There are abandoned structures on the property. There would be 18-22 units, 10x15' in size, all facing east to west. The whole structure would be 30x90x10' and will be post frame construction with metal siding and roof. The building would be 20' from the south property line, 145' from the west rear line, and 40' from the north line. There is over 100' of space at the back of the property for turnaround for emergency vehicles. Mr. Gardner doesn't plan to fence the property yet and will utilize a pass key system. Accessibility to the units would be 24/7. Mr. Gardner stated only half of the acreage is usable land. The nearest neighbor is approx. ¼ mile to the north.

- 1) Motion made by Mr. Rooney for approval provided that: the hardship criteria required to grant each of the variances are substantiated at the local level,
- 2) a NYS Department of Transportation driveway permit is obtained for the proposed access to NYS Route 14,
- 3) the proposed driveway has American Association of State Highway and Transportation Officials (AASHTO) recommended sight distances and
- 4) finalized on-site traffic and parking details should be documented on the site plan to ensure that traffic flow is functional (e.g. vehicles can efficiently access the site and are not permitted to "stack" on Route 14) and emergency vehicle access is provided for.

The Board felt the proposed mini storage could be compatible with existing land uses if developed properly and designed with adequate security measures (e.g. lighting).

Seconded by Mr. VandeWalle. Motion Carried.

CSJG Associates, 612 East Main Street, V. Palmyra
Area Variance, Tax Map Ref. No: 64111-12-978621

10/09-113

Referral to add 2400 sq. ft. of manufacturing space to the former Time Saver building. Zoning is C-3. Maximum lot coverage in the village is 25% of the property, they are asking for 27%. The rear setback is 20', they are requesting 14'. The addition would be the length of the back of the building and would be used for conference rooms, office space and manufacturing space. Truck traffic is usually one UPS truck per day. Tractor trailers would be, at most, 1-2 trucks per week. The trucks would enter and drive to the west end of the property and back up to the loading dock. Most of their freight is shipped by UPS. The company relocated from Newark. They have a second facility and would like to consolidate, as their lease expires at the end of the year. There is adequate parking for employees and visitors. Hours of operation are Monday-Friday, 7 AM to 5 PM.

Motion made by Mr. Zornow for approval provided that the proposed expansion will:

- 1) be compatible with the surrounding land uses which contain a mixture of commercial and residential uses to the south (i.e. development should be properly screened from neighboring properties to avoid noise and visual impacts),
- 2) not impede traffic flow on NYS Rt. 31 (i.e. there will be efficient access to the site for all vehicles and therefore, no need for vehicles to "stack" on Rt. 31),
- 3) compensate emergency response access and service (i.e. there will be enough space on the south side of the parcel to provide fire protection) and

- 4) meet all applicable NYS Uniform Fire Prevention and Building Codes.

The Board also noted that hardship criteria required to grant the area variances must be substantiated at the local level. Seconded by Mrs. Deyo. Motion Carried.

Dolomite, Palmer, Hogback Hill Roads, T. Palmyra
Special Permit

10/09-112

This is a NYS DEC permitted excavation/mining operation. The board reviewed this in 2007. The current operation is in for a transfer of ownership and name change, with no other changes. This will encompass 1,000 acres, with 647 acres permitted for sand and gravel removal. There will be no change in traffic generation.

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

- 1) all necessary federal, state and local permits/approvals must be obtained, 2) **absolutely everything possible** is done to keep petroleum and/or hazardous products from reaching the water table/supply (e.g. store equipment in a sheltered environment and on an impervious surface, 3) the Town of Palmyra should consider options for providing dependent residents with water should the proposed operation happen to impact either ground water quality or quantity in the area, 4) truck traffic should be routed to **avoid residential areas, including the Village of Palmyra**, 5) any development near (or visible from) the Erie Canal should be screened in a manner that preserves the view for visitors using the canal or its adjacent trail, 6) where necessary/applicable, operational noise and dust should continue to be mitigated (through use of berms, watering, etc.) and 7) hours of operation should continue to be limited so they don't interfere with adjacent residential uses.

Given the scope of the mining operation, the Board also feels the Town should consider collecting "mitigation funds" for use/maintenance/improvement of all roads (Town, County and State) and road infrastructure (e.g. Whitbeck Road Bridge) impacted by truck traffic traveling to and from the gravel pits.

Seconded by Mr. Rooney. Motion carried.

Ken Hammond, 3122 Canandaigua Road, T. Macedon
Final Subdivision Plan, Tax Map Ref. No: 62113-00-351729

10/09-116

Referral for a 3 lot subdivision on six acres. Two lots will remain vacant and one has an existing home. The minimum lot width is 150'.

Motion made by Mrs. Deyo for approval plan provided that the proposed lots are designed/configured so there is adequate space to construct a:

- 1) driveway that has American Association of State Highway and Transportation Officials (AASHTO)-recommended sight distances and
- 2) septic system that meets NYS Department of Health regulations.

Seconded by Mr. Cook. Motion Carried.

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

McGurk Electric, Eddy Road, T. Macedon

10/09-119

Area Variance, Tax Map Ref. No: 62113-00-855569

Construct residential windmill taller than allowed by code, provided that 1) the windmill fall zone is contained within the applicant's property, 2) the proposal will not interfere with established "flight zones" from the nearby air field and 3) the hardship criteria required to grant an area variance are substantiated at the local level.

Meyers Ingraham Memorial Post 428, 6180 Knickerbocker Road, T. Ontario 10/09-117
Area Variance, Tax Map Ref. No: 63117-10-297525

Front and side setbacks for addition

Angelo Licciardello, Macedon Center Road, T. Palmyra 10/09-114
Prelim/Final Subdivision Plan, Tax Map Ref. No: 64112-00-401818

Subdivide .50 acre with existing pole barn; store landscaping equipment in the barn
Motion: Mr. Guthrie, Second: Mr. Buisch. Motion Carried.

Donald Collea, 8353 East Port Bay Road, T. Wolcott 10/09-115
Special Permit, Tax Map Ref. No: 75120-18-479243

Construct 8x8 addition (mud room)

Other Business

Training

Amy D'Angelo, Sr. Planner, will conduct four trainings in 2010, two in the spring and two in the fall. She will do a general overview for new board members of the town, village, county planning boards and zoning boards. The evaluation sheet that was filled out at the 2009 trainings indicated several topics of interest, i.e. historic preservation, cost of community services, special permits, etc. More information on the topics will be forthcoming.

Nominating Committee

Election of Officers will take place at the December meeting. The nominating committee consists of Ron Thorn, Kevin Rooney and Doc Malchoff. There being no further business, the meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Susan Pullen
Secretary

