

WAYNE COUNTY PLANNING BOARD  
MINUTES  
April 25, 2007

Vice Chairman John Zornow called the April meeting of the Wayne County Planning Board to order at 7:00 p.m. in the Court House in Lyons, New York.

Present: Monica Deyo, Steve Guthrie, Lyman Kaller, Ken Lauderdale, Doc Malchoff, Kevin Rooney, Peter Schillaci, Ken VandeWalle, John Zornow

Staff: Bret DeRoo and Susan Pullen

Guests: Jim Homburger (Upstate Refractory), Jim Colacino (Newark Electric), Robert Goossen (Fisher Associates), Thad Wiggins, (Red Creek Laundromat), Barbara Meeks, Dave Wetmore, Diane Wetmore (Upstate Refractory), Kevin Bragg (Chrisantha Construction)

**MINUTES**

Motion made by Mr. Lauderdale to Approve the March minutes. Seconded by Mrs. Deyo. Motion Carried.

**ZONING AND SUBDIVISION REFERRALS**

Colacino Industries/Newark Electric, 165 West Shore Blvd., V. Newark 4/05-58  
Preliminary Site Plan, Tax Map Ref. No: 68111-17-140156

Referral to construct a new 20,000 sq. ft. contracting/industrial/office facility. Parcel is zoned PID (Planned Industrial Development). There is parking to the north and east of the building. There is one access to West Shore Blvd. The building will be similar in aesthetics to the joint facility in Lyons. Mr. Colacino indicated he outgrew the building on Harrison Street, which he has since sold to Key Industries. He hopes to break ground soon and have the building enclosed by fall. There will be overhead doors on both sides of the building and there will be a 1500-1600' high bay warehouse for equipment. The graphics business will also occupy leased space.

Motion made by Mr. Lauderdale for Approval with the following conditions: 1) all NYSDEC regulations are met regarding air and water quality (including stormwater and erosion and sediment control) as well as solid waste disposal (including hazardous/toxic materials), 2) the site should be developed in an aesthetically pleasing manner (through use of items such as landscaping, fencing, building materials, etc.) and 3) outside storage should be limited. Seconded by Mr. Rooney. Motion Carried.

Chairman Guthrie conducted the rest of the meeting.

Laundromat, Thaddeus Wiggins, 6580 Route 104A, T. Wolcott 4/05-63  
Special Permit, Tax Map Ref. No: 78117-00-112907

Referral to locate a 24'x60' laundromat on same parcel as existing carwash. This 2 acre parcel is zoned agricultural. He is building a commercial entity on a parcel with a commercial use already on it. The laundromat would be a useful addition to the area. There is a housing development nearby.

Motion made by Mr. Lauderdale for Approval with the following conditions: 1) the laundromat ties into the available sanitary sewer, 2) a NYSDOT work permit is obtained for any proposed driveway modifications (if any are needed in the future) and 3) the site should be developed in an aesthetically pleasing manner (through use of items such as landscaping, fencing, building materials, etc.). Seconded by Mr. Rooney. Motion Carried.

Upstate Refractory, 101 West Shore Blvd., V. Newark  
Preliminary/Final Site Plan, Tax Map Ref. No: 67111-20-810239

4/07-57

Referral to construct a new 21,000 sq. ft manufacturing/office facility in a proposed PID (Planned Industrial Development) area on West Shore Blvd. The board reviewed a subdivision of the land last month. This will be the first lot developed. The business is relocating from Fairville, as they suffered a major fire in February. The business manufactures and repairs industrial heat process equipment. Products include metal fabrications, high temperature insulation, precast refractory shapes and modular furnace construction. The refractory is not stored on the premises, as it is done at the customer's site. Any used material goes to a roll-off.

Motion made by Mr. Schillaci for Approval with the following conditions: 1) all NYSDEC regulations are met regarding air and water quality (including stormwater and erosion and sediment control) as well as solid waste disposal (including hazardous/toxic materials), 2) the site should be developed in an aesthetically pleasing manner (through use of items such as landscaping, fencing, building materials, etc.) and 3) outside storage should be limited. Seconded by Mr. Rooney. Motion Carried.

Clyde Caboose, 249 Sodus Street, V. Clyde  
Area Variance, Tax Map Ref. No: 74112-10-439641

4/07-61

Referral to construct a 16'x24' roof over an existing outdoor deck at an existing hot dog stand. The roof will not impede site distances.

Motion made by Mr. Zornow for approval provided that hardship criteria required to grant an area variance are substantiated at the local level. Seconded by Mr. VandeWalle. Motion Carried.

Express Mart #363, 123 Main Street, V. Macedon  
Area Variance, Special Permit, Final Site Plan, Tax Map Ref. No: 62111-08-951920

4/07-56

Referral for the construction of a new express mart store with a car wash. This back for review as construction was not completed in the year time frame after approvals were received. Erie Street will be relocated to align with the Route 350/Rt. 31 intersection. Erie Street had bad site distances and a bridge needed to be replaced and the realignment became the solution. The old building will be demolished and replaced with a new express mart and car wash. Access will be to the new Erie Street and Route 31. The area variance is requested for a name change and smaller signage.

Motion made by Mr. Schillaci to recommend No County Impact on the area variance provided that the hardship criteria required to grant the variances are substantiated at the local level. And recommended Approval of the Special Permit and Final Site Plan with the following conditions: 1) Army Corps and NYSDEC permits (wetland and possibly stormwater and erosion and sediment control) are obtained, 2) NYSDOT and Wayne County Highway permits are obtained for the proposed driveways and 3) flood plain requirements, as they relate to this type of application (i.e. nothing should be deposited or stored in the flood zone that could float away if subjected to flood conditions), should be satisfied.

The Board feels stormwater and erosion and sediment control measures are of particular importance with this proposal based on the potential for on-site contaminants (petroleum products, car wash effluent, etc.) and the site's proximity to Ganargua Creek.

Based on the submitted "Trip Generation and Access Assessment" and the assumption that traffic counts have not changed significantly, the Board now feels the NYS Rt.31 driveway could safely provide "full access", rather than limiting the access to a "right-turn-only" exit (as previously recommended in 2005).

The Board typically has concerns regarding the potential congestion of commercial proposals such as this one (i.e. interaction between proposed parking spaces, on-site traffic flow, ingress/egress points etc.) and wanted to ensure that traffic flow would not be impeded on the roadways (future Erie Street and/or Main Street) or the site. Finally, the Board encourages developing the parcel in an aesthetically pleasing manner (i.e. through use of landscaping, architectural design, building materials, etc.) as it is sited on the highly traveled Main Street (Canal Corridor).

Seconded by Mr. VandeWalle. Motion Carried.

Refractron Technologies Corporation, 5750 Stuart Avenue, V. Newark  
Preliminary/Final Site Plan, Tax Map Ref. No: 68111-17-037208

4/07-59

Referral to construct a new 7,000 sq. ft addition to the north side of an existing building, which will extend into the existing parking lot and will house manufacturing processes. There is parking available to the north of the proposed expansion. The parcel is zoned PID (Planned Industrial Development).

Motion made by Mr. Rooney for Approval with the following conditions: 1) all NYSDEC regulations are met regarding air and water quality (including stormwater and erosion and sediment control) as well as solid waste disposal (including hazardous/toxic materials), 2) the site should be developed in an aesthetically pleasing manner (through use of items such as landscaping, fencing, building materials, etc.) and 3) outside storage should be limited. Seconded by Mr. VandeWalle. Motion Carried.

Marshall Community Park, Fifth Road, T. Rose  
Special Permit, Tax Map Ref. No: 73116-00-878310

4/07-62

Referral to establish a public park on 45 acres. The Marshall foundation donated 45 acres and the money to develop a public park. There will be 3 ball fields, a soccer field, walking trail, and open fields. The community and school would use the playing fields as there is a shortage of fields for sports. Volunteers will maintain the park and ball fields. Phase I will encompass the earthwork, underground storm sewers, parking lot, walking paths and Phase 2 would be the construction of a concession stand, restrooms and pavilions. There will be 2 entrances off the county road which would require a work permit from the county highway department.

Motion made by Mr. Kaller for approval with the following conditions: 1) NYSDEC Phase II stormwater and erosion and sediment control regulations are met and 2) where needed, screening (i.e., landscaping, fencing, berming etc.) should be considered as a means to buffer the park area from adjacent residential uses. Seconded by Mr. Lauderdale. Abstained: Mr. Guthrie. Motion Carried.

Referral to erect a wind generator to produce electricity for cold storage, labor camp, etc. The tower would be 133' tall. Shepherd Road is 193' from the center of the pad. The fall zone is more than adequate.

Motion made by Mr. Kaller for approval given that the proposal meets the recently adopted "Power Generating Windmills – On-Site Use Wind Energy Systems" regulations. Seconded by Mr. Rooney. Motion Carried.

#### OTHER BUSINESS

Mr. Schillaci will be moving out of state and therefore will not be continuing as representative from the Town of Walworth. Motion made by Mr. Lauderdale, seconded by Mr. Rooney to send a letter/certificate of thanks for his years on the board.

Ken Lauderdale noted the opening of the Montezuma Audubon Center in Savannah on May 5<sup>th</sup>. He also indicated plans are in the works for a guided tram tour of the Audubon Center/Savannah Dhu to promote an understanding of how important the surrounding area wildlife is to everyone.

Bret noted that 160 people attended the training in April – a very good turnout!

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

Respectfully submitted,

Susan Pullen  
Secretary