

WAYNE COUNTY PLANNING BOARD
MINUTES
May 30, 2007

Chairman Steve Guthrie 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: Monica Deyo, Steve Guthrie, Lyman Kaller, Larry Lockwood, Doc Malchoff, Kevin Rooney, Ken VandeWalle, John Zornow

Staff: Bret DeRoo and Susan Pullen

Guests: Craig Halstead, Clair Hoover

MINUTES

Motion made by Mr. Zornow to Approve the April minutes. Seconded by Malchoff. Motion Carried.

ZONING AND SUBDIVISION REFERRALS

Halstead Machine, 127 West Shore Blvd., V. Newark 5/07-75
Preliminary/Final Site Plan, Tax Map Ref. No: 68111-17-192140, 215138

Referral to construct a 10,500 sq. ft. building next to an existing building to expand current machine shop operation. Mr. Halstead presented information to the board. The business started in the industrial park in 1997 or 1998 and they have run out of room. The new building will mirror the existing building. The plans also show a 30' addition to the back, allowing for the setback for the power lines. There is existing parking to the rear of the building. Mr. Halstead indicated they have machines in storage which need to be put into production. Much of the building will be for storage. He indicated there is no noise issue. He currently employs 60 people and anticipates adding more.

Motion made by Mr. Rooney for approval with the following conditions: 1) all NYSDEC regulations must be 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 Mrs. Deyo. Motion Carried.

Caver Meats, 10647 Kelsey Road, T. Galen 5/07-78
Final Site Plan, Tax Map Ref. No; 74113-00-149431

Referral to expand his meat processing operation to include a slaughterhouse. Mr. Hoover presented information to the board. This would be an addition to an existing building. The business is retail in nature; he has mostly done work for and sold to friends and family. Originally there was a smokehouse on the property which he has altered for usefulness. He said the business is regulated by Ag & Markets and Weights and Measures. Mr. Hoover indicated he is a member of the Pennsylvania meat processors association. There is always a concern about the by-products and odor of the meat and he has attended seminars sponsored by Cornell regarding the offal. He indicated Cornell suggests composting and with the use of bio filters there is no odor. He was asked if any products are dumped into drains and he indicated any by-product would be put into holding tanks and hauled away.

Semi trucks have previously parked on Kelsey Road to load and unload. The road is very open and he has had concerns about vehicles speeding. He has since added a driveway so that trucks can pull in and load and unload.

Motion made by Mrs. Deyo for approval with the following conditions: 1) necessary USDA, NYS Department of Agriculture and Markets and NYS Department of Health permits/approvals must be obtained, 2) odors should be controlled, 3) waste (septic and other) must be properly disposed of 4) there should be an adequate water supply (quality and quantity) for the proposed operation and 5) necessary permit/s should be obtained if proposed construction will impact the nearby wetland that is documented on the "National Wetlands Inventory" map.

The Board's decision was based partially on the applicant's willingness to mitigate potential business impacts that ranged from "odor issues" to traffic impacts. The Board felt the applicant's reported research into disposal alternatives (such as composting, per a Cornell study), communication with the NYS Department of Agriculture and Markets (to make sure that the business is and will be operated correctly) and understanding that there should be no parking along Kelsey Road (delivery trucks included) to minimize traffic impacts, were all positive. Seconded by Mr. Kaller. Motion Carried.

Pet/Craft Shop, 48 Glasgow Street, V. Clyde
Tax Map Ref. No: 74112-14-347354

5/07-77

The board was asked to do a cursory review of this referral as this does not fall under general municipal law. Applicant would like to open a pet and craft store in an existing storefront. The previous use was also a pet store which was subsequently shut down by the code enforcement officer for odor problems. The pet store will sell small animals, i.e. rabbits, guinea pigs, etc., pet supplies and craft items. The downtown is going through revitalization, with storefronts on the main level and possibly rented apartments on the second or third levels.

The Board felt the proposal could be compatible with surrounding land uses (and utilize an existing building in the downtown area) with the following conditions: 1) "operational odors" should be mitigated (i.e. proper ventilation should be provided), 2) animal waste must be properly disposed of, 3) outdoor boarding and/or storage should **NOT** be permitted, 4) adequate parking should be provided, 5) NYS Dept. of Agriculture and Markets permits/approvals should be obtained if necessary and 6) the proper veterinary care and records should be provided.

Local Law #1 of 2007 – Elm Street Ext., V. Lyons
Amendment to Map, Tax Map Ref. No: 71111-09-163585, 180586

5/07-65

Referral to rezone the parcels from R-2 (Residential) to M1 (Industrial). The site used to house the village barns. Jamko bought the buildings and plans to relocate his business from Newark to Lyons. Surrounding area is bordered by residential homes, a baseball field and the canal. Jamko provides robotic visual inspection systems. This does not appear to be an example of "spot zoning" as there are other commercial zones nearby.

Motion made by Mr. Rooney for approval with the following condition. 1. Screening (fencing, berming, landscaping, etc.) should be considered as a means of buffering future commercial development from adjacent residential land uses. Seconded by Mr. Zornow. Motion Carried.

Strategic Plan, Joint Town and Village Plan, V. Lyons
Amendment to Text

5/07-66

Referral for the strategic plan for the town and village of Lyons. This is a well thought out plan and was accomplished, in part, by surveys completed by town and village residents. The executive summary was sent to the board for their perusal prior to the meeting. The Board commended the town and village on their joint efforts in drafting this strategic plan.

Motion made by Mr. Malchoff for approval, seconded by Mr. Rooney. Motion Carried.

Local Law #3 of 2007, Preservation of Historic Structures
Amendment to Text

5/07-72

Referral for a local law to preserve the historic structures from defacement or unilateral demolition and provide increased options for adaptive reuse of the structures. The law will be compatible with and a part of the village zoning regulations. The law was sent to the board members prior the meeting for their review.

Motion made by Mr. Kaller for approval, seconded by Mr. VandeWalle. Motion Carried.

Macedon Mini Storage, 185 Route 31F, T. Macedon
Prelim/Final Site Plan, Prelim/Final Subdivision Plan, Tax Map Ref. No: 61112-00-043931

5/07-80

Referral for subdivision of parcel and mini storage buildings. A 3.8 acre parcel will be split off the 9 acres, with the remaining acreage going to the mini storage buildings. There will be 10 buildings, each 30x120'. There is outdoor storage on the north side of the property. There is one roadcut to Route 31F and good site distances.

Although the Board could not take action upon the proposed Preliminary/Final Site/Subdivision Plans as quorum could not be met for the vote, they did offer the following (non-binding) comments/conditions 1) the site should be designed to provide emergency vehicle access (i.e. appropriate distance must be maintained between buildings), 2) storm water and erosion and sediment control must meet Phase II NYSDEC regulations if one acre or more of soil is disturbed by the development and 3) the site should be developed in an aesthetically pleasing manner (through use of building materials, landscaping, fencing) as this is located on a "gateway to Macedon/Wayne County" (NYS Rt. 31F).

Gary Smith, 4726 Smith Road, T. Marion
Special Permit, Tax Map Ref. No: 66114-00-761288

5/07-81

Referral for an indoor and outdoor storage facility. This is the former Lauffenburger machine shop. This 5 acre parcel is zoned Ag-Conservation. This is a wholesale operation for garden products such as mulch, top soil, bagged cow manure, peat moss, etc. and is seasonal, April-October. The products are delivered Monday-Friday, 7 AM to 5PM. He anticipates 2-3 deliveries a week from the end of April through June.

Motion made by Mr. Kaller for Approval with the following conditions: 1) given the organic nature of the stored products, all materials should be handled/stored properly and meet NYSDEC regulations where appropriate (i.e. if any compost-type product is not bagged, it should be turned to mitigate odor), 2) there are no retail sales and 3) given the proposed truck traffic, driveway sight distances meet American Association of State Highway Transportation Officials recommendations. Seconded by Mr. Rooney. Motion Carried.

Glover Subdivision, 307 Lake Road, T. Ontario
Preliminary/Final Subdivision Plan, Tax Map Ref. No: 61119-00-217400

5/07-73

Referral to subdivide a parcel into 3 building lots, with one lot for the existing home. This a long and narrow configuration, as the lots are 200' wide. There is one access for all the properties. The driveway is approx. 11-15' wide and will be built to H20 loading standards. Lot 1 has an area subject to standing water, lot 2 is approx 9 acres and has perc rates greater than 60 minutes, lot 3 is 2.8 acres.

Motion made by Mr. Zornow for approval with the following conditions: 1) septic system designs should be examined closely and be sure to meet NYS Department of Health standards, particularly given the slow perc test results, 2) the site is developed to permit emergency vehicle access to each lot (i.e. the driveway is wide enough to allow 2-way emergency vehicle traffic and/or the water service is designed large enough to provide an adequate fire protection supply) and 3) Lot No. 1 should be developed in a way that ensures a future house (basement included) will **NOT** be susceptible to the documented "temporary standing water". The Board was concerned about this matter given the reported "minimum basement slab elevation" of 311.96' and the "temporary standing water" elevation of 312.58' on Lot 1. Seconded by Mr. Rooney. Motion Carried.

Peabody Nixon, Route 414, T. Rose
Special Permit, Final Site Plan, Tax Map Ref. No: 74115-00-182309, 216331

5/07-79

Referral for co-location of antennas on an existing 220' tower. Verizon antennas will be at heights of 136' and 146' on the tower. They will also locate an equipment shelter near the base of the tower.

The Board could not take action on the proposal as quorum could not be met for the vote. Although the Board could not take action on the referral they did have discussion and offered the following comments: 1) all applicable local, state and federal regulations must be met and 2) the tower must be structurally capable of handling the increased antenna load and 3) the proposed antennas will **NOT** cause degradation in performance of existing receivers.

Azzano Subdivision, 5185 Lincoln Road, T. Walworth
Preliminary/Final Subdivision Plan, Tax Map Ref. No; 61116-00-611303

5/07-64

Referral to subdivide 1.224 acres from a 27.9 acre parcel. A concept plan was provided on the remaining land, showing 8 lots to be subdivided.

Motion made by Mr. Zornow for approval, seconded by Mr. VandeWalle. Motion Carried.

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

Skyline North, 1604 Wayneport Road, T. Macedon
Area Variance, Tax Map Ref. No: 61111-00-257797

5/07-70

Addition of third sign on rear of building

Hawkins Subdivision, 4079 Ridge Chapel Road, T. Marion
Preliminary/Final Subdivision Plan, Tax Map Ref. No: 65114-00-220920

5/07-67

Subdivide .893 acre from 4079 Ridge Chapel and add to 4069 Ridge Chapel Road

Graham Biddle, 7156 County Line Road, T. Ontario
Area Variance, Tax Map Ref. No: 60118-00-932749 5/07-68

Replaced existing shed to construct a new shed; shed is ahead of the main dwelling

Johnson Hillegeer Subdivision, 7101 Knickerbocker Road, T. Ontario
Preliminary/Final Subdivision Plan, Tax Map Ref. No: 63118-00-195717 5/07-69

Two lot subdivision

Zoning Change, Planned Residential to Residential, V. Sodus Point
Amendment to Text 5/07-76

Conversion of parcels on Margareta and Lake Roads

There being no further business, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Susan Pullen
Secretary