

WAYNE COUNTY PLANNING BOARD

MINUTES

September 24, 2014

Vice-Chairman, Dave Broach called the September meeting of the Wayne County Planning Board to order at 7:00 p.m. in the Wayne County Courthouse in Lyons, New York.

Board Present: Dave Broach, Steve Buisch, Ken Burgess, Robert Burns, Steve Guthrie, Bob Hutteman, Matt Krolak, Larry Lockwood, Mike Melino, Larry Ruth, Mike Schuth, Ken VandeWalle

Staff: Bret DeRoo, Tracy Lambie

AUGUST 2014 MINUTES

Action – Approve

Motion – Mr. Ruth

Second – Mr. VandeWalle

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

VanBortel Chevrolet, 1338 W. Main Street, T. Macedon

Area Variance, Tax Map Ref. No. 62111-11-526735

3,815 sq. ft. addition to showroom/office, 3,192 sq. ft. addition to shop area. Rick Mitchell presented.

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

Abstention –

Motion carried

Comments:

- 1) the hardship criteria that are required to grant the area variances must be substantiated at the local level,
- 2) no development should take place until the NYS Office of Parks, Recreation and Historic Preservation makes a determination regarding potential on-site archeologically sensitive areas,
- 3) future plans (if any) for the total acreage should be considered (e.g. is a vehicle display area proposed near the restaurant located to the east of this site?),
- 4) the building/site should be developed and maintained in an aesthetically pleasing manner (from all directions) through use of items such as building design/materials, fencing, landscaping etc.), particularly given that the site is visible from the highly traveled NYS Rt. 31. VanBortel/Chevrolet will likely have building/site design options available that meet the character the Town desires and
- 5) screening (e.g. fence, berm, landscaping, etc.) should be used to help the development remain compatible with surrounding land uses (e.g. mitigate visual and noise impacts, particularly as they may relate to nearby residential uses).

Fastrac Markets, 5666 Whiskey Hill Road, T. Butler

Final Site Plan, Tax Map Ref. No. 75116-00-909904

Demolish and rebuild Fastrac.

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. VandeWalle

Opposed –

Abstention –

Motion carried

Comments:

- 1) future plans (if any) for the proposed building and total acreage should be considered (e.g. 1. are there plans for a retail establishment - Dunkin Donuts, Tim Horton's, etc. - within the proposed building? and 2. are there any plans for the remainder of the acreage?),
- 2) proposed on-site traffic circulation and parking areas should be designed to safely compensate *all* existing/proposed uses (as an example, the Board felt that by adding new pavement striping, traffic circulation could be improved),
- 3) any/all necessary NYS Department of Transportation permits and Wayne County Highway (Department of Public Works) work/driveway permits/approvals must be obtained (if applicable given future plans),
- 4) any/all necessary NYS Department of Environmental Conservation permits/approvals must be obtained (e.g. stormwater management and erosion and sediment control plans and petroleum bulk storage),
- 5) any/all toxic/hazardous materials must be properly stored, used and disposed of,
- 6) the building/site should be developed and maintained in an aesthetically pleasing manner (from all directions) through use of items such as building design/materials, fencing, landscaping etc.), particularly given that the site is visible from the highly traveled NYS Rt. 104. Fastrac will likely have building/site design options available that meet the character the Town desires and
- 7) screening (e.g. fence, berm, landscaping, etc.) should be used to help the development remain compatible with surrounding land uses (e.g. mitigate visual and noise impacts, particularly as they may relate to nearby residential uses).

Wellhead Protection Law. T. Rose

Amend Text

Amend zoning law to establish wellhead protection overlay.

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Lockwood

Opposed –

Abstention – Mr. Guthrie

Motion carried

Comments:

- 1) the proposed law should be undertaken “in accord with a well-considered plan” or “in accordance with a comprehensive plan”, as referenced in the James A. Coon Local Government Technical Series, “Zoning and the Comprehensive Plan”,
- 2) the Town attorney should review and approve the proposed zoning law,
- 3) the NYS Department of Agriculture and Markets should also review and approve the proposed law (as recommended in the “Source Water Protection Plan”, prepared by Steven Winkley in cooperation with the Town of Rose, 2011) and
- 4) Wayne County Soil and Water Conservation District comments should be considered, as found in the September 23, 2014 Lindsey Gerstenslager, District Manager, letter.

John Domm, 2871 West Walworth Road, T. Macedon

Preliminary / Final Site Plan, Tax Map Ref. No. 61113-00-425406

Residential site plan

This referral was reviewed and determined to be of no intermunicipal or countywide impact:

Action – Return this referral to the town to be handled as a local matter.

Motion – Mr. Guthrie

Second – Mr. Melino

Opposed –

Abstention –

Motion carried

Comments:

- 1) the septic system must meet NYS Department of Health regulations,
- 2) the driveway should have sight distances available that meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 3) a Wayne County Highway (Department of Public Works) driveway permit must be obtained,
- 4) future plans (if any) for the total acreage should be considered and
- 5) the property owner/s should be aware that portions of the parcel may contain (or be near) National wetland area and any planning/development should be done in accordance with applicable regulations.

There being no further business, the meeting was adjourned at 7:52 PM.

Respectfully submitted,
Tracy Lambie, Secretary