



Wayne County Planning Board

October 25, 2023 7:00 p.m.

(Doors open at 6:30 p.m.)

Meeting Location:

9 Pearl St. Planning Dept. Conference Room (2nd Floor)
Lyons, NY

**This meeting will be held in person with no virtual option.
All attendees must identify themselves and sign-in
upon entry to the meeting.**

A G E N D A

1. Call to Order / Pledge of Allegiance
2. Introductions / Welcome to Visitors
3. Approval of Previous Meeting Minutes
4. Board Communications
5. Meeting Guidelines
6. Presentation of Referral Actions
 - Staff Overview and Representative Presentations
 - Board discussion and vote.
7. Other Business / Staff Reports



WAYNE COUNTY PLANNING BOARD REFERRALS
Summary Agenda 10-25-23

Control No.	Town/Village; Project Description	Project Address	Action to Review
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T. Lyons

36	Solar Project <i>Proposed project involves the development of two (2) 5.0 MW AC community solar farm and will involve the installation of ground mounted fix tilt photovoltaic panel.</i>	776 & 816 Route 14	Special Permit
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T. Ontario

37	New Construction - Office Building <i>Construction of 3,600 square foot contractor office/equipment building with associated parking and utilities.</i>	976 NYS Route 104	Preliminary Site Plan & Final Site Plan
38	PUD <i>64-unit 2 story apartment buildings with associated parking, access roads, and utilities</i>	6123 Patriot Drive	Amended Site Plan
39	Lot Construction <i>Requesting final site plan approval for section 1 which will include 69 townhouse lots and +/- 2.0-acre lot for a mini storage building.</i>	1816 Ridge Road	Final Site Plan

FOR BOARD REFERENCE: Per General Municipal Law, Section 239-1.2, the County Planning Board review may include intercommunity and county-wide considerations in respect to the following:

- a) compatibility of various land uses with one another;
- b) traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities;
- c) impact of proposed land uses on existing and proposed county or state institutional or other uses;
- d) protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas;
- e) drainage;
- f) community facilities;
- g) official municipal and county development policies, as may be expressed through comprehensive plans, capital programs or regulatory measures; and
- h) such other matters as may relate to the public convenience, to governmental efficiency, and to the achieving and maintaining of a satisfactory community environment.