

WAYNE COUNTY PLANNING BOARD

MINUTES February 22, 2023

A meeting of the Wayne County Planning Board was held in person at 9 Pearl St. 2nd floor Conference Room, Lyons, NY. Chairman Steve Guthrie called the meeting to order at 7:00 p.m. and proceeded with a call to join in the Pledge of Allegiance.

Members in attendance were Steve Guthrie (Rose), Kenneth Conklin (Ontario), Mert Bartels (Macedon), Rob Burns (Lyons), Dennis Grabb (Sodus), Chad Mendenhall (Butler), Matt Krolak (Palmyra), and Patti Marini (Walworth). There were eight (8) members present which meets the minimum attendance for quorum of the Board. Members Bert Peters (Williamson), Bob Hutteman (Arcadia), Bob Milliman (Wolcott) and Larry Lockwood (Huron) were absent. There are currently three vacancies on the 15-member board with one seat due to be approved by the County Board of Supervisors on February 23rd for Joe Firendino (Galen), who was introduced in attendance as a non-voting candidate. County staff in attendance were Thomas Lyon, Senior Planner and Deb Hall, Planning Secretary/clerk to the board. There were two (2) members of the public in attendance. David Cox of Passero Engineering regarding Coventry Commons referral and Mike Ritchie of Costich Engineering regarding Silver Waters RV Campground referral.

ADMIN UPDATES / COMMUNICATIONS Chairman Guthrie asked for any administrative updates. Ms. Hall reminded the board that those who participate on their local planning or zoning board must recuse themselves from discussion and vote on any referral that comes to the county board from their town. Mr. Guthrie confirmed this rule. Ms. Hall inquired of the Board their interests in training topics for 2023 training opportunities. Mr. Lyon notified the Board that the meeting is being recorded on Zoom for internal purposes, not for public distribution. He also reminded the Board to keep in mind the eight recommendation considerations stated in GML 239 when reviewing referrals. These considerations are also written at the top of the preview document.

MINUTES Chairman Guthrie asked if there were any changes or comments to the previous meeting minutes of January 25, 2023. Mr. Conklin made a motion to accept the minutes from the previous meeting, with a second from Mr. Bartels. Minutes were approved.

ZONING AND SUBDIVISION REFERRALS

Chairman Guthrie called for the Board to begin review of the list of referral applications. Ms. Hall waived the read the meeting guidelines and confirmed with the two project representatives that they understood that any recommendation voted on at this meeting would be returned to the local referring agency for final decision. Mr. Lyon introduced the first referral on the agenda.

Project: Town of Ontario – Yashchuk Cold Storage (Subdivision)

Address: 239 Route 104

Tax Map Ref. No. : 61117-00-11368

Type of Action(s): 2-lot Subdivision

This project was introduced as a cold storage facility with two actions, subdivision and site plan. The project location is off of Dean Pkwy on a proposed extension of Timothy Lane in the industrial park. Mr. Lyon noted that the numbers of acres noted on the 2-lot subdivision plat did not “add up.” He had reached out to town code office but did not get a response. Mr. Mendenhall asked about proposed truck repairs on site, whether that would be on the proposed developed site or the undeveloped parcel. Mr. Lyon showed the plat of the proposed lots with the roadway in-between, but had no other information on proposed use of the second lot. Mr. Conklin said the Town has done a traffic study and is working on the next phase of determining where it will go.

A motion was made to recommend Disapproval of Subdivision due to lack of clarifying information on total acreage and future plans of the second lot. **Motion** – Mr. Burns, **Second** – Mr. Bartels. Chairman Guthrie asked for voice vote. **Ayes** – 7, **Opposed** – 0, **Abstention** – 1, Mr. Conklin. **Motion did not carry.** **Action** – Return referral to the municipality with recommendation and comments for disapproval noting that there was not majority vote to carry a motion.

Project: Town of Ontario – Yashchuk Cold Storage (Site Plan)

Address: 239 Route 104

Tax Map Ref. No. : 61117-00-11368

Type of Action(s): Industrial Site Plan

Mr. Guthrie started by asking what type of cold storage and the products being stored and for how long. The proposed traffic flow was shown on the site plan. Mr. Guthrie asked about the volume of trucks, what time of day and hours of operation. It designed looked like a transfer station with the number of docks. There was extensive discussion on the yet-to-be-designed but proposed secondary access road that would connect the area to County Line Rd to the west. The Board was adamant on the need for a second roadway. Mr. Burns asked about the type of products being stored, such as apples/produce that would stay for 3-4 months or is consumables with trucks in and out on a regular basis. Mr. Guthrie stated that he felt there was not enough information to make a good recommendation.

A motion was made to recommend Disapproval of Site Plan due to lack of clarifying information on details on cold storage, truck traffic, employee parking, hours of operation, and office location. **Motion** – Mr. Burns, **Second** – Mr. Grabb. Chairman Guthrie asked for voice vote. **Ayes** – 7, **Opposed** – 0, **Abstention** – 1, Mr. Conklin. **Motion did not carry.** **Action** – Return referral to the municipality with recommendation and comments for disapproval noting that there was not majority vote to carry a motion.

Project: Village of Newark - Coventry Commons

Address: 130-132 Harrison St.

Tax Map Ref. No. : 68111-18-416166

Type of Action(s): Prelim/Final Site Plan

Mr. Lyon asked the project representative, David Cox of Passero Engineering, to explain the project. He began with the history of the building and property dating back to 1890, Reed Mfg. metal coating. The Stuart Company then used the building to support Sarah Coventry production. There are non-historic building additions that will be removed for this project. The historic building will be rehabbed to 101 apts units. Much of the pavement will be removed and replaced with green space / lawn. Parking will retained using the existing lots. The property currently has three access points, of which the northern one on Blackmar will be closed. The entrance/access point at Harrison and Seigris will be redone with a more well-defined entrance as well as redoing the sidewalks and landscaping along the street frontage of the parcel at that location. There is a requirement to historically restore the building, especially the windows, according to SHPO regulations.

Mr. Guthrie asked the size of apartments and demographic of potential renters. Mr. Cox said that there will be approximately 80 one-bedroom units and the rest 2-bedroom. Rent range is \$675-\$1500. Maintenance staffing will be on duty during the day and on call after hours. The building is three-stories. Mr. Lyon cited concern with the Seigris entrance on a curve and wanted the developer to take careful consideration of the safety there. Mr. Guthrie asked for clarification on the 40 parking spot waiver. Mr. Cox stated that less than one-car on average is needed per units of this kind so the developer is creating 115 spots which is enough

to cover the need but less than required by code. The code allows for a waiver of this requirement instead of a variance.

Mr. Mendenhall asked about environmental hazards and contaminants that were identified in Site Health Report. He asked about the location of the playground on this land. Mr. Cox stated that the whole site will either have asphalt cover or clean fill and top soil. Mr. Lyon mention input from Public Health Dept regarding this matter and stated that soil testing should be done before the project is open to the public. There was discussion on the types of chemicals identified in the report and the requirement for abatement of lead and asbestos. Mr. Lyon asked to clarify the type of fire suppression or alarms. Mr. Cox said there will be a sprinkler system.

A motion was made to recommend Approval of Site Plan with comments and to send this to the local referring body for local action. **Motion** – Mr. Krolak, **Second** – Mr. Burns. Chairman Guthrie asked for voice vote. **Ayes** – 8, **Opposed** – 0, **Abstention** – 0. **Motion carried.** **Action** – Return referral to the municipality with recommended Approval with comments.

Project: Village of Sodus Point - Silver Waters RV Campsite

Address: 7399 Route 14

Tax Map Ref. No. : 71119-17-106040

Type of Action: Special Permit

Mr. Lyon asked the project representative, Mike Ritchie from Bostich Engineering, to explain the project. Mr. Ritchie introduced the project and stated the owner is Bruce Carey. He pointed out the history of the property in that is located near Sodus Bay and the old Genesee Malt House building on Rt. 14 coming into the village. The current site is the location of defunct condo project that did not get finished. Previous attempts to rehab and finish those units have failed. This plan is to redevelop the site as an RV campground which will utilize and repurpose two of the buildings for laundry, bathhouse and administrative building. One will be torn down and replaced with a pool. There will be 48 campsite for pull behind recreational vehicles. Concrete pad for RV will be 45’ x 10’ with 2 visitor gravel parking spots. An existing parking lot to the north will remain as is, with access to neighbor property. The existing asphalt driveway will be cleaned up and remainder will be stone/graveled. Each lot will have its own water, sewer and electric. A park manager will be onsite to enforce park rules. Expecting weekend and seasonal renters, no long-term. The project will go to NYS Health Dept for bathroom and fire protection inspection. No variances accompany the special use.

Mr. Guthrie asked for clarification on the repurpose of the existing structures. Mr. Ritchie stated that while the units had never been finished inside, the structure is still intact and the owner is committed to gutting and remodeling the buildings for their new purpose. Existing buildings will not be used for sleeping units.

A motion was made to recommend Approval of Special Use with comments and to send this to the local referring body for local action. **Motion** – Mr. Conklin, **Second** – Ms. Marini. Chairman Guthrie asked for voice vote. **Ayes** – 8, **Opposed** – 0, **Abstention** – 0. **Motion carried.** **Action** – Return referral to the municipality with recommended Approval with comments.

Project: Village of Sodus Point - Silver Waters RV Campsite

Address: 7399 Route 14

Tax Map Ref. No. : 71119-17-106040

Type of Action: Final Site Plan

Mr. Guthrie asked if the new owner is the same owner as the marina. Mr. Ritchie said no. The New Horizon Marina parking that is used now is under an easement agreement and will remain useful. Much of the water main and sanitary sewer are installed and will be repurposed. Cleanouts for each unit with sewer mains throughout the development.

Mr. Conklin asked about the main entrance on Rt. 14 and Mr. Ritchie said they would keep that, clean it up and then mentioned another entrance off of Sentell St. Mr. Guthrie asked if a landscape barrier or hedgerow along Rt. 14 on the property would be established to deter pedestrians from crossing Rt. 14 in random unsafe spots. Crosswalk was suggested at Sentell but boaters have been crossing there for 40 years.

Mr. Krolak asked if end of season storage will be allow. Mr. Ritchie said no. Mr. Lyon pointed out the boat storage and RV access on the property just west of this parcel. This should not interfere. A variety of trees or shrubs will planted so as not to block the view. Security lighting will be installed around the property. Good neighbor and noise rules apply. Mr. Guthrie wanted it noted it the comments for no off season storage as well as no additional extra buildings and a barrier or deterrent for pedestrians and signage directing them to cross at Rt. 14. No large entrance signs proposed.

No formal arrangements for reciprocity for use of docks. No docks planned at the accompanying bay-front parcel at this time.

A motion was made to recommend Approval of Site Plan with comments and to send this to the local referring body for local action. **Motion** – Mr. Conklin, **Second** – Mr. Bartels. Chairman Guthrie asked for voice vote. **Ayes** – 8, **Opposed** – 0, **Abstention** – 0. **Motion carried. Action** – Return referral to the municipality with recommended Approval with comments.

Project: Town of Walworth – Short Term Rental Local Law

Address: 3600 Lorraine Dr.

Tax Map Ref. No. : Town-wide

Type of Action(s): Amendment to Text – Local Law proposed.

Mr. Lyon introduced the local law for Short Term Rentals proposed by the Town of Walworth. He touted the text as a good model law with good definitions of short term and clear modes of enforcement. Permitting is required and can be removed if the owner violates any part of the law and the license is renewal annually. Fire inspection required as well as fire extinguishers. No street parking allowed. Mr. Lyon also noted that the clause on presumption of rental if the site is listed for rent on any online short term rental site. He said this would be a good start for model laws in other communities.

A motion was made to recommend Approval of Amendment Text as presented, and to send this to the local referring body for local action. **Motion** – Mr. Conklin, **Second** – Mr. Grabb. Chairman Guthrie asked for voice vote. **Ayes** – 8, **Opposed** – 0, **Abstention** – 0. **Motion carried. Action** – Return referral to the municipality with recommended Approval and comments.

OTHER BUSINESS

Chairman Guthrie asked for any other business or staff reports. Ms. Hall reported back to the Board on the 11 built solar projects that are currently in the county. A chart was shown on the percentage of parcels with prime soils that are currently occupied by solar panel fields. The report identified 145 acres out of 524 acres (28%) that are being used for solar. The Board discussed the use of the land around the solar fields. Ms. Hall also mentioned the County Ag Protection Plan update that is studying the variety of ag business in county. A public input meeting was held that discussed the economic impact of ag production and secondary businesses in the county, measuring over \$1 billion in output. She mentioned that this Plan update will host

two more public meetings to discuss added-value agriculture in the county and use of ag land for solar development in the county. Ms. Hall stated that the Board's concerns regarding use of prime soils and farmlands for development has been shared with county officials and the ag plan update will continue to explore the effects of these developments. Ms. Hall said the last piece of the puzzle is the benefit to the farmer or property owner who foregoes ag production for solar development leases. Mr. Burns shared a story of one such farmer in Walworth/Webster who has been approached, who does not have a family succession plan for the farm and who would consider solar development as alternative income. Mr. Guthrie shared a similar story with opposite sentiment from the farmer in Rose who is also being pressured for solar development but does have a succession plan for family to continue farming.

Lastly, Ms. Hall mentioned one last item on farming in that Lyons High School is developing a program to in farming and ag technology for training the next generation of farmers, similar to vocational training.

Hearing no other business, Chairman Guthrie asked for a motion to adjourn. Motion – Mr. Grabb, Second – Mr. Conklin. All members were in favor. Meeting adjourned at 8:20 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Deborah Hall". The signature is written in a cursive, flowing style.

Deborah Hall, Secretary, Planning Dept.