

WAYNE COUNTY PLANNING BOARD

October 25, 2023

MINUTES

A meeting of the Wayne County Planning Board was held in person at 9 Pearl St. Second Floor Conference Room, Lyons, NY. Determining that a quorum of members were present, 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), Joe Firendino (Galen), Matt Krolak (Palmyra), Bob Milliman (Wolcott), Patti Marini (Walworth), Bert Peters (Williamson), Dennis Grabb (Sodus), Rob Burns (Lyons), and Larry Lockwood (Huron). Members absent were Bob Hutteman (Arcadia) and Chad Mendenhall (Butler). There are currently two vacancies on the 15-member Board. County staff in attendance were Brian Pincelli, Director; and Cadie Meehan, Assistant Secretary. Four members of the public were in attendance: Chris Snyder and Alicia Stoklosa on behalf of Delaware River Solar, along with Nick and John Graziose of Gerber Homes, Inc.

MINUTES Chairman Guthrie asked if there were any changes or comments to the previous meeting minutes of September 27, 2023. Hearing none, Ms. Marini made a motion to accept the minutes as submitted, with a second from Mr. Bartels. Minutes were approved.

ADMIN UPDATES / COMMUNICATIONS Chairman Guthrie asked for any Board updates. Mr. Pincelli reported none at this time.

ZONING AND SUBDIVISION REFERRALS

Chairman Guthrie called for the Board to begin review of the list of referral applications.

Project: Town of Lyons

Address: 776 & 816 Route 14

Type of Action: Special Permit

Mr. Snyder and Ms. Stoklosa presented the plan to the Board, noting that this is a re-referral of a solar project. Previously, the plan outlined the installation of three separate solar arrays; however, due to aesthetic purposes, they have decided to eliminate one array (specifically, the one closest to State Route 14). No other revisions are being made.

A motion was made on the Special Permit to recommend Approval. Motion – Mr. Firendino, Second – Mr. Conklin. Chairman Guthrie asked for a voice vote. Ayes – 10, Opposed – 0, Abstention – 1. Motion carried. Action – Return referral to the municipality with recommended Approval.
--

Project: Town of Ontario

Address: 6123 Patriot Drive

Type of Action: Amended Site Plan

Nick and John Graziose of Gerber Homes, Inc. presented to the Board a revised site plan to the Centennial Village Planned Unit Development, which consists of 64 townhouse-style apartments. It was noted that the only modification is building relocation; there will be no highway changes, no entrance or exit changes, etc. When asked if local community members have voiced any concerns regarding this project, Nick and John mentioned a couple of neighbors expressed worry about lack of screening, so buffers will be incorporated into the construction plan.

A motion was made on the **Amended Site Plan** to recommend Approval. **Motion** – Mr. Peters, **Second** – Mr. Burns. Chairman Guthrie asked for a voice vote. **Ayes** – 10, **Opposed** – 0, **Abstention** – 1. **Motion carried. Action** – Return referral to the municipality with recommended Approval.

Project: Town of Ontario

Address: 1816 Ridge Road

Type of Action: Final Site Plan

This plan was first presented to the Board in April of 2023. At that time, it was noted that a secondary emergency egress would be incorporated into the project and that the Town would be seeking a DEC wetland permit; however, neither of these points were noted in the Final Site Plan. Additionally, Chairman Guthrie requested that an updated traffic study be reported back to the County upon Final Site Plan review but the Board never received those results.

A motion was made on the **Final Site Plan** to recommend Disapproval due to lack of representation and information. **Motion** – Mr. Burns, **Second** – Ms. Marini. Chairman Guthrie asked for a voice vote. **Ayes** – 10, **Opposed** – 0, **Abstention** – 1. **Motion carried. Action** – Return referral to the municipality with recommendation and comments for Disapproval.

Project: Town of Ontario

Address: 976 NYS Route 104

Type of Action: Preliminary Site Plan & Final Site Plan

Mr. Pincelli informed the Board that this referral, submitted by Arek Enterprises, is requesting new construction of a 3,600 square foot contractor office/equipment building. This area is occupied by many commercial buildings; however, the Board has follow-up questions regarding exact use of the facility, business hours, etc. Additionally, upon looking at the site plan, the Board noticed gravel is going to be laid and they are concerned with what kind of blockage that may cause.


A motion was made on the **Preliminary Site Plan and Final Site Plan** to recommend Disapproval due to lack of representation and information. **Motion** – Mr. Burns, **Second** – Mr. Bartels. Chairman Guthrie asked for a voice vote. **Ayes** – 10, **Opposed** – 0, **Abstention** – 1. **Motion carried. Action** – Return referral to the municipality with recommendation and comments for Disapproval.

OTHER BUSINESS

Chairman Guthrie reminded the Board that new members are due to be nominated for officer positions. He asked for two volunteers to sit on the Nominating Committee; Mr. Bartels and Mr. Burns agreed to participate.

Hearing no other business, Chairman Guthrie asked for a motion to adjourn. Motion – Mr. Burns, Second – Mr. Grabb. All members were in favor. Meeting adjourned at 8:01 p.m.

Sincerely,



Cadie Meehan, Assistant Secretary