



## Wayne County Planning Board

### A G E N D A

**January 26, 2022 7:00 p.m.**

1. Call to Order / Pledge
2. Approval of Minutes
3. Zoning and Subdivision Referrals
4. Other Business
  - Training Honor System

**CHANGE IN MEETING LOCATION:  
This meeting will be held online only, via  
Zoom at the following link  
<https://us02web.zoom.us/j/87183897444?pwd=OTI6UkJaWTdyOEVnZlV1Zkx1cDY2dz09>**

All public attendees must identify themselves upon entry to the meeting.



## Wayne County Planning Board Meeting Guidelines

The Wayne County Planning Board is an advisory board composed of representatives that have been appointed from each of the fifteen towns in the county. The board's purpose is to review applications as referred by town and village boards, including planning and zoning boards. For each referral, the county planning board must make one of the following recommendations:

- Approve
- Modify
- Disapprove
- Rule that the application has no significant county-wide or inter-community impact

Decisions rendered at this meeting will be reported in writing to the appropriate town or village zoning or code enforcement officer who will present the decision to the local referring board. Decisions rendered by the county planning board are advisory and recommendations for modification or disapproval can be overruled by an extraordinary (majority, plus one) vote of the local (referring) planning, zoning board of appeals or town/village board.

**In reviewing referrals, public comment may be permitted if recognized by the Chairperson. Each person is allowed 3 minutes to speak unless otherwise directed.**

Should you have questions or concerns about a decision of this board, you may contact Bret DeRoo at the Wayne County Planning Department at 315-946-5932 or contact your local zoning or code enforcement officer. Additional information regarding the Wayne County Planning Board's agendas, meeting dates and minutes can be found on the planning department's web page at [www.co.wayne.ny.us](http://www.co.wayne.ny.us)

### **General Municipal Law**

[http://www.dos.state.ny.us/LG/publications/Guide\\_to\\_Planning\\_and\\_Zoning\\_Laws.pdf](http://www.dos.state.ny.us/LG/publications/Guide_to_Planning_and_Zoning_Laws.pdf)

*Intent.* The purposes of this section, sections 239-m and 239-n of this article shall be to bring pertinent inter-community and county-wide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such 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.*

**Review considerations.** In no way shall the review of inter-community and county-wide considerations pursuant to the provisions of this section, or pursuant to sections 239-m and 239-n of this article, preclude a county planning agency or a regional planning council from making an informal comments, or supplying such technical assistance as may be requested by a municipality.

WAYNE COUNTY PLANNING BOARD REFERRALS

1/26/2022

PVC Rec.	Cont rol	Town/Village; Project; Description	Project Address	Review Requested
<b>T. Arcadia</b>				
21		Sleight NY Solar Farm LLC <i>Applicant seeking to install 5 megawatt AC Community Solar ground mounted array on approx 38.26 acres over 3 parcels.</i>	105 Sleight Rd	Special Permit / Site plan
<b>T. Lyons</b>				
3		Lucas Dobbins Boarding House <i>Applicant seeking special permit to operate boarding house on 2nd &amp; 3rd floor vacant residential units, over retail on 1st floor. Permitted with Spec. Permit within zone.</i>	64 Water St.	Special Permit
19		Dunn Road Solar Farm Project <i>Applicant seeking use variance on 37.9 acres of parcel in ag district for 4.4 MVA/AC solar farm with ground mount fix tilt panels, access road, utility upgrades, power inverters, and perimeter fencing.</i>	Dunn Rd.	Use Variance
6		Route 14 Solar Project I, II, III <i>Applicant, on behalf of developer DRS and owner Smith Family Farms, seeks to subdivide 167 acre parcel into 3 lots for three separate solar project developments. Owner will retain ownership and lease to developer.</i>	776/816 Route 14	Prelim Subdivision / Site Plan
18		Noah Mast Sawmill <i>Applicant seeking special use permit to operate commercial sawmill. Also seeking area variance for operations closer than 500 ft to residence and 200 feet from public road.</i>	2486 Bastian Rd	Special Permit / Area Variances
<b>T. Macedon</b>				
12		Quicklee's Convenience <i>Applicant seeking to develop commercial gas station convenience store, car wash, &amp; drive thru food tenant.</i>	240-R Route 31	Prelim / Final Site Plan

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<b>T. Ontario</b>				
1		Circuit Demon LLC <i>Applicant requesting special permit for Commercial Garage</i>	70 Ridge Rd.	Special Permit
16		Wooster Way Subdivision <i>Applicant seeking 3-lot subdivision at the intersection of Slocum and Wooster.</i>	1200 Wooster Way	Prelim / Final Subdivision
20		Optimax - Phase 3 <i>Applicant seeking to consolidate 4 tax parcels into one, and to construct 100,000 sf industrial building with associated parking, utility and lighting.</i>	6367 Dean Parkway	Prelim / Final Subdivision / Site Plan
<b>T. Palmyra</b>				
4		Combs Subdivision <i>Applicant seeking to subdivide two lots with existing residences (lot A 3.73 acre; lot B 7.7 acre) to create a third 8.8 acre vacant lot.</i>	1350 / 1358 Hammond Rd	Prelim / Final Subdivision
5		LaBerge Subdivision <i>Applicant (Labco Inc.) will purchase land from KWAY Farms to merge with existing and subdivide into 3 lots and relocate farm access to line up with Temple Rd.</i>	940 Rt. 21 S	Prelim / Final Subdivision
<b>T. Rose</b>				
10		Goossen Business <i>Applicant seeking use for roll-off dumpster storage and business</i>	4743 Lasher Rd	Use Variance
11		Divelbliss Hill Climb <i>Applicant seeking special permit to host one day dirt bike hill climb.</i>	4500 Route 414	Special Permit

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<b>T. Savannah</b>				
14		Martin Subdivision <i>Applicant to subdivide 5.85 acres from 69.3 acre parcel.</i>	East Side Aikens Rd / North of Cotten Rd	Prelim / Final Subdivision
13		Harper Subdivision <i>Applicant seeks to subdivide 46.741 acres from 336 acre lot.</i>	13154 Cotten Rd	Prelim / Final Subdivision
15		Austin Subdivision <i>Applicant to subdivide 2 acres from 19.16 acre lot with residence remaining on larger lot.</i>	12384 Cook Hill Rd	Prelim / Final Subdivision
<b>T. Walworth</b>				
2		Kummerow Subdivision & Site Plan <i>Applicant seeking 1 acre subdivision from 24.71 acre parent lot and site plan approval SFR new build.</i>	304 Whitney Rd, Lot 8	Final Subdivision / Site Plan
7		Darron Subdivision <i>Applicant to subdivide 1.5 acre lot from 42.2 acre parent parcel.</i>	3615 Baker Rd	Prelim / Final Subdivision
8		Englert Subdivision <i>Applicant to adjust common property line between lots.</i>	3742 Walworth-Ontario Rd	Prelim / Final Subdivision
<b>T. Williamson</b>				
17		3629 Eddy Rd Sub/Spec Use <i>Applicant/owner (Gloria Bertou) to subdivide 14.59 acre into Lot 1 with 7.4 acre with residence remaining and Lot 2 vacant lot of 7.1 acre. Applicant (Eatons) Special use Permit request to keep two horses on the original Lot 1.</i>	3629 Eddy Rd	Subdivision / Special Permit
<b>V. Newark</b>				
9		Winburn / Schoonerman <i>Applicant seeking use variance to allow for single family residence new build.</i>	Northside of Blue Cut / Hartnagle Rd	Use Variance

\*Additional documents available in digital format only.