



# Wayne County Planning Board

Last Wednesday of Month

[April 27, 2022 7:00 p.m.](#)

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

## Meeting Location:

9 Pearl St. Planning Dept. Conference Room (2<sup>nd</sup> 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 / Roll Call / Welcome to Visitors
3. Administrative Updates / Communications (Clerk)
4. Approval of Previous Meeting Minutes
5. Presentation of Zoning and Subdivision Referrals
  - Meeting Guidelines (Clerk)
  - NCIs – Read list (Clerk)
  - Referrals: Overview and Discussions (Staff)
6. Staff Reports / Other Business



WAYNE COUNTY PLANNING BOARD REFERRALS  
4/27/22

PVC Rec.	Contr ol	Town/Village; Project; Description	Project Address	Review Requested
<b>T. Ontario</b>				
39		Bread Box Art Studio <i>Applicant seeking special use permit for indoor recreation.</i>	1983 Ridge Rd	Special Permit
40		Ginny Molino Subdivision <i>Applicant seeking to subdivide .898 acres from 21.93 acres into 2 lots; one containing residence, garage and shed.</i>	6399 Knickerbocker Rd	Final Subdivision
45		1190 Lake Rd <i>Applicant seeking to construct 30-ft x 40-ft pole barn, with 10-ft x 26-ft overhang, in front of main structure.</i>	1190 Lake Rd	Area Variance
<b>T. Rose</b>				
38		Phillips - Luckey Farm <i>Applicant seeking area variance to allow cattle on 8 acre parcel, adjacent to 15 acre parcel that already has cattle.</i>	11692 Buchanan Rd	Area Variance
41		Merrell Dairy LLC Seasonal Housing Expansion <i>Applicant seeking area variance for construction on previous non-conforming front setback for addition of two bedrooms and septic to existing housng</i>	4827 Lasher Rd	Area Variance
<b>T. Savannah</b>				
43		Savannah Gardens <i>Applicant seeking Conditional Use Permit to seasonally sell mulch and plants from residential property.</i>	13182 Savannah-Spring Lake Rd	Special Permit
44		Pleasant Valley Site Plan <i>Applicant seeking to construct a chapel and event building (single story approximately 12,800-sf ft) including driveway, parking area, well, septic, and stormwater management.</i>	East side of Aikens Rd/North of Cotten Rd.	Prelim/Final Site Plan