



Wayne County Planning Board

Last Wednesday of Month

August 31, 2022 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 / 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 Recommended – Read list (Clerk)
 - Referrals: Overview, Presentations and Discussions (Staff)
6. Staff Reports / Other Business



WAYNE COUNTY PLANNING BOARD REFERRALS

8/31/22

PVC Rec.	Cont rol	Town/Village; Project; Description	Project Address	Review Requested
T. Lyons				
71		Dollar General Lyons <i>Applicant seeking subdivision of 1.1 ac parcel and site plan for proposed construction of 10,460 sf bldg to house Dollar General Store.</i>	1 Route 31	Final Site Plan and Subdivision
71.a		<i>Applicant seeking area variance for sign and special permit at location</i>		Area Variance / Special Permit
72		LaGasse Free Standing Sign <i>Applicant seeking to install 14-ft height, 64 sf free standing sign on west side of building, facing Route 31 and Old Route 31</i>	5 Old Route 31	Area Variance
73		State Route 14 Solar Farm Project <i>Applicant seeking to subdivide into three lots and develop three 5MW solar farms with installation of ground mounted fix tilt PV panel, access roads, and fencing.</i>	776 & 816 State Route 14	Final Site Plan and Subdivision
73.a		<i>Applicant seeking special permit from Town</i>		Special Permit
T. Macedon				
75		Royal Car Wash <i>Applicant wishes to subdivide 2 neighboring parcels (one in Marion; one in Sodus) in order to purchase land around his home for personal use.</i>	1585 Macedon Parkway	Prelim/Final Site Plan
T. Marion				
67		Ranway Farms Subdivision <i>Applicant wishes to subdivide 2 neighboring parcels (one in Marion; one in Sodus) in order to purchase land around his home for personal use.</i>	5377 Owls Nest Rd	Final Subdivision
T. Ontario				
69		Wilbert's Building Addition Site Plan / Area Variance <i>Applicant seeking to construct 5180 sf bldg to connect 2 existing structures which will include new 3" water and 1.5" sewer forcemain</i>	1075 Route 104	Prelim/Final Site Plan
69.a.		<i>Applicant seeking 2 ft side setback variance on east side neighboring RGE property with no structures.</i>		Area Variances
68		Profetta Site Plan / Area Variances <i>Applicant seeking to construct 4500 sf bldg with 3 separate rental units of 1500 sf each.</i>	2069 Railroad Ave	Amend Site Plan
68.a.		<i>Applicant seeking 3 area variances for new build: Front setback, Rear setback and Lot Coverage.</i>		Area Variances
70		Four Mile Creek PUD - Phase 1 <i>Applicant is commencing Phase 1 subdivision and site plan for a total of 61 residential units: Four 2-unit townhouses; three 4-unit townhouses; five 6-unit apartment bldgs; 11 SFR lots.</i>	278-300 Ridge Rd	Final Site Plan & Subdivision
T. Williamson				
74		Tera Jarnot & Amy Stoner <i>Applicant seeking to turn prebuilt shed into a home for mother under 178-13 R-1 dwelling unit, accessory.</i>	5625 Rt. 21	Special Permit