



Wayne County Planning Board

Last Wednesday of Month

September 28, 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

9/28/22

PVC Rec.	Contr ol	Town/Village; Project; Description	Project Address	Review Requested
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T. Huron

81		New RGE Substation 192	Ridge Rd.	Area Variances (6)
<p><i>Applicant seeking area variances for: 1.) minimum lot size (.597 ac.), 2.) min. lot width (235.2'), 3.) front yard setback (27'), 4.) side yard setback (20.3' west), 5.) rear yard setback (42.9') and 6.) lot coverage of 45% instead of 5%.</i></p>				

80		The Sloop Wedding and Events Barn	6984 Sloop Landing Rd.	Special Permit
<p><i>Applicant seeking to change existing 40' x 60' barn into wedding and events venue.</i></p>				

82		LL#5 Moratorium on Short Term Residential Special Permits	10880 Lummisville Rd	Amend Text
<p><i>Applicant seeking to enact a Moratorium on issuance of Short Term Residential Rental Special Permits.</i></p>				

T. Lyons

79		Community Coffee	3-9 Broad St.	Area Variance / Special Operating Permit
<p><i>Applicant seeking Special operating permit required to operate restaurant/café and area variance for requirement of 2 off-street parking spots where none are available.</i></p>				

T. Walworth

78		New Life Bible Church Subdivision	560 Atlantic Ave.	Final Subdivision
<p><i>Applicant seeking to subdivide parcel into two lots; one 43.1 acres with existing church and frontage on Atlantic; second to be 7.5 acres, both lots with 60-ft access to Cream Ridge Rd.</i></p>				

77		K2 Brewery	4320 Canandaigua Rd	Amend Map / Rezone
<p><i>Applicant seeking to rezone parcel containing former Freewill Elem School from RR1 to B:General Business.</i></p>				

V. Newark

76		Habitat for Humanity	135 West Pearl St.	Special Permit
<p><i>Applicant seeking special permit to construct SFR on nonconforming 75-ft wide frontage where 80-ft wide frontage is required. Code requires ZBA special permit.</i></p>				