

WAYNE COUNTY PLANNING BOARD

January 24, 2024

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 Kenneth Conklin 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 Kenneth Conklin (Ontario), Steve Guthrie (Rose), Bob Hutteman (Arcadia), Rob Burns (Lyons), Matt Krolak (Palmyra), Joe Firendino (Galen), Chad Mendenhall (Butler), Patti Marini (Walworth), Dennis Grabb (Sodus), and Bert Peters (Williamson). Members absent were Larry Lockwood (Huron), Mert Bartels (Macedon), and Bob Milliman (Wolcott). There is currently one vacancy 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: Brie and Cindy Austin of 3009 Ryder Road in Newark, Jeff Twitty of Nixon Peabody LLP/Verizon Wireless, and Mike Cramer with the Town of Marion.

MINUTES Chairman Conklin asked if there were any changes or comments to the previous meeting minutes of December 13, 2023. Hearing none, Mr. Hutteman made a motion to accept the minutes as submitted, with a second from Mr. Grabb. Minutes were approved.

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

ZONING AND SUBDIVISION REFERRALS

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

Project: Town of Arcadia

Address: 3001 & 3009 Ryder Road

Type of Action(s): Special Use Permit & Use Variance

Brie and Cindy Austin discussed their plans for their 82-acre property, focusing on the main farmhouse where they currently reside. They expressed their desire to split the property line but clarified that, for now, they are not interested in subdividing. Currently, there is one rental unit on the land, and the Austin's aim to expand their housing options. Their immediate goal is to construct another house, along with two additional rental buildings, all situated on the same parcel as the existing rental unit.

A motion was made on the **Special Use Permit** to recommend No County Impact (NCI). **Motion** – Mr. Guthrie, **Second** – Mr. Mendenhall. Chairman Conklin asked for a voice vote. **Ayes** – 9, **Opposed** – 0, **Abstention** – 1 (Mr. Hutteman). **Motion carried. Action** – Return referral to municipality for final determination.

A motion was made on the **Use Variance** to recommend No County Impact (NCI). **Motion** – Mr. Guthrie, **Second** – Ms. Marini. Chairman Conklin asked for a voice vote. **Ayes** – 9, **Opposed** – 0, **Abstention** – 1 (Mr. Hutteman). **Motion carried. Action** – Return referral to municipality for final determination.

Project: Town of Sodus

Address: 7863 East Ridge Road

Type of Action(s): Special Use Permit & Site Plan

Mr. Pincelli introduced the referral, which outlines plans for the construction and operation of a wireless telecommunications facility. Representing Verizon Wireless, Jeff Twitty provided further details, highlighting the intention to install a 155-foot monopole cell tower on a 32-acre parcel owned by the Wallington Fire Department. The proposed tower will be securely housed within a fenced area, and precautions have been taken to ensure the safety of the fall zone.

A motion was made on the **Special Use Permit** to recommend Approval. **Motion** – Mr. Guthrie, **Second** – Mr. Firendino. Chairman Conklin asked for a voice vote. **Ayes** – 8, **Opposed** – 1, **Abstention** – 1 (Mr. Grabb). **Motion carried. Action** – Return referral to the municipality with recommended Approval.

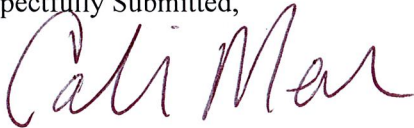
A motion was made on the **Site Plan** to recommend Approval. **Motion** – Mr. Hutteman, **Second** – Ms. Marini. Chairman Conklin asked for a voice vote. **Ayes** – 8, **Opposed** – 1, **Abstention** – 1 (Mr. Grabb). **Motion carried. Action** – Return referral to the municipality with recommended Approval.

OTHER BUSINESS

Present at the meeting was Mike Cramer from the Town of Marion, who introduced himself and announced his new position on the Board. The other members warmly welcomed him to the team.

Chairman Conklin asked for a motion to adjourn. Motion – Mr. Grabb, Second – Mr. Hutteman. All members were in favor. Meeting adjourned at 7:45 p.m.

Respectfully Submitted,



Cadie Meehan, Assistant Secretary