

WAYNE COUNTY PLANNING BOARD

MINUTES March 29, 2023

A meeting of the Wayne County Planning Board was held in person at 9 Pearl St. 2nd floor Conference Room, Lyons, NY. Determining that a quorum of members were present and current applicants represented, Chairman Steve Guthrie called the meeting to order at 6:55 p.m. and proceeded with a call to join in the Pledge of Allegiance.

Members in attendance were Steve Guthrie (Rose), Kenneth Conklin (Ontario), Mert Bartels (Macedon), Rob Burns (Lyons), Dennis Grabb (Sodus), Joe Firendino (Galen), Chad Mendenhall (Butler), Matt Krolak (Palmyra), Bert Peters (Williamson), Bob Hutteman (Arcadia), Bob Milliman (Wolcott), and Patti Marini (Walworth). There were eight (12) members present which exceeds the minimum attendance for quorum of the Board. Members. Member Larry Lockwood (Huron) was absent. There are currently two vacancies on the 15-member. County staff in attendance were Thomas Lyon, Senior Planner and Deb Hall, Planning Secretary/clerk to the board. There were four (4) members of the public in attendance. Sean Fico and John Hotto representing 425 Timothy Lane and Glenn Thornton and Jeff Cook representing Marquart Village Mobile Home Park.

ADMIN UPDATES / COMMUNICATIONS Chairman Guthrie asked for any administrative updates. Ms. Hall notified the Board of a recent County Attorney notice to the Chairman and Vice Chairman for financial disclosure statements required per county resolution. Mr. Guthrie and Mr. Conklin confirmed receipt of the document. They were not aware of this requirement in the past and wondered why the whole board did not have to fill it out. Ms. Hall encouraged them to contact the County Attorney's office with questions. Ms. Hall pointed out errors that were corrected on the Agenda.

MINUTES Chairman Guthrie asked if there were any changes or comments to the previous meeting minutes of February 22, 2023. Mr. Conklin noted an incorrect vote tally in the minutes. Ms. Hall corrected earlier in the week and reposted online. Mr. Bartels made a motion to accept the minutes from the previous meeting with corrections, with a second from Mr. Milliman. Minutes were approved.

ZONING AND SUBDIVISION REFERRALS

Chairman Guthrie called for the Board to begin review of the list of referral applications. Ms. Hall read the meeting guidelines and confirmed with the project representatives that they understood that any recommendation voted on at this meeting would be returned to the local referring agency for final decision. Mr. Lyon introduced the first referral on the agenda.

Project: Town of Walworth – Local Law to regulate Standby Generators

Address: 3600 Lorraine Dr.

Tax Map Ref. No. : Town Wide

Type of Action(s): Amendment to Text

Mr. Lyon introduced the referral as a local law further regulating the installation and use of residential standby generators. He stated that the Preview committee suggested NCI recommendation. There was no further discussion by the Board.

A motion was made to recommend NCI, no significant countywide or intercommunity impact. Motion – Mr. Hutteman, Second – Mr. Peters. Chairman Guthrie asked for voice vote. Ayes – 12, Opposed – 0, Abstention – 0. Motion carried. Action – Return referral to the municipality for final determination.
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Project: Town of Ontario – Ontario View Industrial Park Lot 3 a.k.a. 425 Timothy Lane (Site Plan)

Address: 425 Timothy Lane

Tax Map Ref. No. : 61117-00-341810

Type of Action(s): Site Plan

Mr. Lyon invited the project engineer, Mr. Hotto and developer, Mr. Fico to address the Board. Mr. Hotto described the proposed project on 32 acres of land zoned Industrial. He stated there was ample water, sewer, and utility capacity for this development. The proposed site plan includes 5 large (15,000 sf) flex space buildings that will have water and sewer and 4 smaller mini-storage buildings that will not need water and sewer. The Stormwater Pollution Plan will include a wet, closed pond. One building will be set aside for owner, Sean Fico, use for his business AP Property. He stated that he is buying the land from the Wayne County Industrial Development Agency and needs approved plans to close on the sale. Mr. Bartels asked for clarification on the potential uses of the flex space. Mr. Fico said that small businesses are not able to build new so there is a demand for these kinds of shared buildings to lease. He stated that outside parking would be minimal and there would be no outside storage or equipment except a few trailers. Mr. Guthrie asked if a traffic study was performed. Mr. Fico said no, but commented that the flex spaces would cause minimal increase in traffic and not likely during the “rush hour” currently experienced in the park when two large employers change shifts at 3 p.m. The mini-storage does not generate a lot of traffic. Mr. Guthrie noted the continued growth in that park without adequate ingress/egress for traffic.

A motion was made to recommend Approval of the Site Plan with comments. **Motion** – Mr. Peters, **Second** – Mr. Burns. Chairman Guthrie asked for voice vote. **Ayes** – 11, **Opposed** – 0, **Abstention** – 1, Mr. Conklin. **Motion carried. Action** – Return referral to the municipality with appropriate comments for final approval.

Project: Town of Palmyra – Marquart Village Mobile Home Park Expansion Updated

Address: Macedon Center Rd.

Tax Map Ref. No. : 64112-00-401817

Type of Action(s): Special Use Permit

Mr. Lyon introduced the Marquart project as a revised application from what was seen in December. He stated that Wayne County Water and Sewer Authority had seen the project and had been in contact with the developer. They were good with the proposal. Mr. Thornton, the project engineer, continued that there was plenty of water and utility capacity for the expansion. He explained that the Town did not vote to approve the previous application due to neighborhood concerns. There was not a vote at the town meeting. Instead of insisting on a vote, the developer, Mr. Cook, modified the site expansion from 50 lots to 37 and changed the lot/acre ration from 2 per acre to 1.5 per acre. Mr. Cook also explained that they will be combining the two parcels on the north side of the park into one new parcel to meet the 25 acre requirement. He moved the northern boundary of the park away from the parcel boundary so as to provide more buffer for the neighbors. Once the lot is combine, he is willing to sell off the back parcel to the neighbors if they want it or it will stay undeveloped. Mr. Hutteman asked about sale price and Mr. Cook said he would sell at cost. They did state that the Town board had not seen the updated plan but that County recommendations would still be relevant. Mr. Peters asked about the previous concerns with conditions of the existing park. Mr. Cook said that they have been actively removing old trailers and replacing with new ones. They are cleaning up the roads and do allow a mix of owned and leased trailers. The expansion would only be for sales of new homes. Mr. Guthrie restated the board’s understating of the project including approval from WCWSA, a reduced number of homes/lots and the attempt to appease the neighbors.

A motion was made to recommend Approval of Special Permit as presented, and to send this to the local referring body for local action. **Motion** – Mr. Burns, **Second** – Mr. Hutteman. Chairman Guthrie asked for voice vote. **Ayes** – 12, **Opposed** – 0, **Abstention** – 0. **Motion carried. Action** – Return referral to the municipality with recommended Approval and comments.

OTHER BUSINESS

Chairman Guthrie asked for any other business or staff reports. Mr. Lyon reported that the Countywide Housing Study is almost complete and will be shared with the board once done. He also made an announcement that he will be leaving county employment as he took a position with Ontario County Planning to begin April 10th. The board wished him well and thanked him for his service.

Ms. Hall noted that the Ag Protection Plan was still underway and a recent public seminar was conducted and recorded regarding solar development on ag lands. She will make the recording available when she gets a copy.

Hearing no other business, Chairman Guthrie asked for a motion to adjourn. Motion – Mr. Grabb, Second – Mr. Mendenhall. All members were in favor. Meeting adjourned at 7:45 p.m.

Respectfully submitted,



Deborah Hall, Secretary, Planning Dept.