

WAYNE COUNTY PLANNING BOARD
MINUTES June 28, 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 7:00 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), Joe Firendino (Galen), Larry Lockwood (Huron), Bert Peters (Williamson), Bob Hutteman (Arcadia), Matt Krolak (Palmyra), Bob Milliman (Wolcott), and Patti Marini (Walworth). There were nine (9) members present which exceeds the minimum attendance for quorum of the Board. Members Rob Burns (Lyons), Chad Mendenhall (Butler), and Dennis Grabb (Sodus) were absent. There are currently two vacancies on the 15-member. County staff in attendance were Brian Pincelli, Director, Ben Levine, Planner, and Deb Hall, Planning Secretary/clerk to the board. There were two (2) members of the public in attendance – Megan Sereni of BME and John Ott of Indus Inc.

MINUTES Chairman Guthrie asked if there were any changes or comments to the previous meeting minutes of May 31, 2023. Hearing none, Mr. Firendino made a motion to accept the minutes from the previous meeting, with a second from Mr. Bartels. Minutes were approved.

ADMIN UPDATES / COMMUNICATIONS Chairman Guthrie asked for any Board updates. Ms. Hall reported none at this time.

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. Mr. Pincelli introduced the first referral on the agenda.

Project: Western Wayne Ambulance

Address: 2178 Church St

Tax Map Ref. No. : 63114-15-530400

Type of Action: Final Site Plan

Ms. Sereni described the project to the Board as a 2800 sf addition to an existing building with an oil/water separator that will connect to public sewer. There will be mild grading to level off the parking lot with a half-acre disturbance on a 2.8 acre parcel. The Ambulance is currently using the building for operations and storing ambulances in the nearby fire department building. Mr. Krolak asked about the intersection and lighting. Ms. Sereni stated that all other utilities will remain intact. The Board was curious as to whether the Ambulance will be expanding services. Ms. Sereni could not answer this question but stated that she believed they were just looking for more room to house the ambulance in their building. Mr. Firendino and Mr. Guthrie clarified that this is a private operation, separate from the new county services but that they hopefully will work in conjunction.

A motion was made on the Final Site Plan to recommend Approval with Comments. Motion – Mr. Hutteman, Second – Ms. Conklin. Chairman Guthrie asked for voice vote. Ayes – 8, Opposed – 0, Abstention – 1, Ms. Marini. Motion carried. Action – Return referral to the municipality for final determination.

Project: Indus Hotel - Newark

Address: 434 East Union St

Tax Map Ref. No. : 68111-19-685018; 68111-19-696004

Type of Action(s): Prelim/Final Site Plan

Ms. Sereni, also representing Indus Hotel, reviewed the project. The location previously housed a building with industry that has since been demolished. This project proposes a 4-story, 72 room hotel. Parcel is 2.04 acres. Existing zoning is Highway/Business and the project will adhere to all setbacks. The Village of Newark has reviewed the project and the ZBA has approved a height variance for the fourth floor. Parking spaces will be 73. DOT has been informed of the trip generation for the project and reported that no traffic impact study is required. Because there was a previous building on site, the project qualifies as a redevelopment and does not need to provide water quality monitoring and the project will discharge storm water to the nearby canal, under existing emissions. Stormwater pipe will not disturb existing banks and the project is in contact with Canal Corp. for final permitting. Water and sanitary sewer will hook up to public service.

Mr. Guthrie asked about the traffic safety with a driveway on the hill at this location. Ms. Sereni stated that the Village also was concerned. Therefore the entrance was changed from the former existing location to a location farther east, which is now 70 ft sight distance. The nearest intersection to the east is at Vienna. There are no turn lanes at this intersection and Mr. Guthrie noted it can be quite congested here at times. He asked about the times of traffic generation. Mr. Ott spoke to this stating that hotel traffic is unlike other larger institutions that have set hours. He stated the traffic is gradual throughout the day.

Mr. Guthrie asked about landscaping to the canal. Mr. Ott reported that the company is meticulous on landscaping in general and for this project, they hope to connect their property to an existing village trail, at the Village's request. The Indus model is to build and operate and they have 19 hotels in their portfolio. No canal docking is planned at this time. Mr. Hutteman asked if there was a plan for the sliver of land that extends to N. Clinton St. Ms. Sereni stated it would remain undisturbed.

Mr. Pincelli asked about screening behind the neighboring residents on Rt. 31. The plans show trees and other landscaped screening. There are no plans for a fence at this time. Mr. Pincelli was concerned with separation of the parking lot and hotel operation from the westerly neighboring back yards. Mr. Ott stated they are not opposed to a fence as it was also brought up at the local review. Mr. Guthrie stated it would be a good idea for the operation to protect them from unwanted access to the parking lot. Mr. Ott stated that there will be 360-degree security cameras in the parking lot as well.

Mr. Bartels asked about the exterior design. Mr. Ott stated it will resemble the recent new-build at the Macedon location. They are attempting to design some meeting space into the facility. Mr. Krolak confirmed that there is ample access around the building for fire and emergency vehicles. Mr. Hutteman asked about the grading and separation between them and the building to the east. Ms. Sereni stated they are trying to match grade but will accommodate the needs of that business with landscaping as well.

Mr. Guthrie raised the question of pedestrian traffic from the hotel to the nearby Byrne Dairy, across the street. They verified that there are sidewalks and a pedestrian crosswalk at Vienna. Mr. Pincelli asked about the Phase I / Phase II Environmental Assessments. Ms. Sereni stated the review came back clean even with the removal of the previous building.

Ms. Hall asked for clarification of the project parcels, which are two, and both are owned by 434 Holding LLC. The project with consolidate these two parcels into one. Mr. Firendino asked for clarification on why no retention pond is needed. Ms. Sereni explained that stormwater will discharge to the canal which is classified as a Sixth Order Stream. There will be an oil/water separator and stone trench for filtration where 100% of new waters and 25% of existing will be filtered before discharge.

A motion was made to recommend **Approve Site Plan** with comments. **Motion** – Mr. Conklin, **Second** – Mr. Bartels. Chairman Guthrie asked for voice vote. **Ayes** – 9, **Opposed** – 0, **Abstention** – 0. **Motion carried. Action** – Return referral to the municipality with recommended Approval and comments.

OTHER BUSINESS

Mr. Pincelli noted that the county has posted a draft Housing Study for public comment on the website. He invited members to review and comment. In brief, the results show an aging housing stock with more development pressure on the west side than the east side. Noting the income distribution across three major regions of the county. The goal is to direct reinvestment in to appropriate programs.

Mr. Pincelli also updated the board on the county's recent completion of a draft Solid Waste Management Plan. Every county is required by state law to have a plan, but the county currently only has a local law that acts in this regard. The goal of a plan is two-fold: to monitor the volume of solid waste generated in the county and to initiate goals and objectives to reduce the volume of solid waste. The Soil and Water Conservation District and the Cornell Cooperative Extension have partnered with the County on the second objective with existing education and events to promote waste reduction activities. Wayne County does not have an active landfill entirely within its borders. There is still responsibility to monitor the generation and disposal of waste. A public meeting with be held on July 26 just prior to the July Planning Board meeting, at 6 pm. Members are invited to attend and comment.

Lastly, Mr. Pincelli mentioned the ongoing efforts to move the planning board referral process to an online submission portal or local town officials.

Hearing no other business, Chairman Guthrie asked for a motion to adjourn. Motion – Mr. Hutteman, Second – Mr. Krolak. All members were in favor. Meeting adjourned at 7:53 p.m.

Respectfully submitted,



Deborah Hall, Secretary, Planning Dept.