

WAYNE COUNTY PLANNING BOARD
MINUTES July 26, 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, 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), Bob Hutteman (Arcadia), Matt Krolak (Palmyra), Bob Milliman (Wolcott), Patti Marini (Walworth), Bert Peters (Williamson), and Dennis Grabb (Sodus). There were ten (10) members present which exceeds the minimum attendance for quorum. Members Rob Burns (Lyons), Chad Mendenhall (Butler), and Larry Lockwood (Huron) were absent. There are currently two vacancies on the 15-member. County staff in attendance were Ben Levine, Planner, and Deb Hall, Planning Secretary/clerk to the board. There were no members of the public in attendance.

MINUTES Chairman Guthrie asked if there were any changes or comments to the previous meeting minutes of June 28, 2023. Ms. Hall noted that an error was corrected that showed Mr. Peters name was on the attendance list but that he was not in attendance. This did not change the vote counts or quorum. Mr. Hutteman made a motion to accept the minutes from the previous meeting, with a second from Mr. Krolak. Minutes were approved. Mr. Peters abstained from the vote.

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.

Project: Sodus Marina Storage

Address: 7399 Route 14

Tax Map Ref. No. : 71119-17-030027

Type of Actions: Area Variance

Mr. Guthrie stated that the project is similar to other buildings that have gone up in the recent past. Mr. Guthrie asked why an area variance is needed. There are two adjacent parcels owned by the same owner where the site plan for a new building was requested within 10-ft of the property lines to the east. No one was present to represent the project. Mr. Guthrie noted, in his opinion, that the business for boat storage is growing, and there is potential for more buildings to go up on this parcel. The Board reviewed the aerial imagery and tax maps. The Area Variance was the first topic of discussion based on the application details. Past applications requested 25' area variance from the rear lot line based on 50' requirement. Mr. Grabb stated that the issue appeared to be a self-inflicted hardship. If the building were smaller or changed alignment, it would not require a variance. There was discussion on the current status of limited parking for users of the Marina on busy days, due to lack of room at the main facility and due to the new RV development to the east. There are three storage buildings of near the same size as this proposed one, to the west of the development area on the same parcel, all with 25' setbacks from the rear. The main building on the second parcel is not on the property line where the new building is proposed for development. Mr. Peters stated that under the circumstances, there appears to be no hardship to warrant an Area Variance.

Mr. Guthrie asked for a motion on the Area Variance. There was more discussion on the lack of evidence of hardship for the variance and the previous variances in 2021.

A motion was made on the **Area Variance** to recommend Disapproval with Comments. **Motion** – Mr. Peters, **Second** – Mr. Conklin. Chairman Guthrie asked for voice vote. **Ayes** – 10, **Opposed** – 0, **Abstention** – 0. **Motion carried. Action** – Return referral to the municipality for final determination.

Project: Sodus Marina Storage

Address: 7399 Route 14

Tax Map Ref. No. : 71119-17-030027

Type of Actions: Site Plan

Based on the recommendation for disapproval of the Area Variance, the board also determined that it would not be appropriate to recommend approval of the Site Plan as presented.

A motion was made to recommend **Disapproval of Site Plan** with comments. **Motion** – Mr. Peters, **Second** – Mr. Bartels. Chairman Guthrie asked for voice vote. **Ayes** – 10, **Opposed** – 0, **Abstention** – 0. **Motion carried. Action** – Return referral to the municipality for final determination.

OTHER BUSINESS

Ms. Hall discussed the subject of the Local Action Sheet wherein each municipal board is required to return a notice of final decision on the actions that were reviewed by the County Planning Board. She asked the board if they would like to see the final decisions from the municipalities. This question stems from the Planning staff's effort to update and upgrade the process by which municipalities submit referrals. It will also change the way they submit their local action results. Mr. Peters stated that in controversial or contested cases, he felt it would be good for the board to know what the local municipalities ultimately decided to approve or disapprove. He felt it would be beneficial. Others agreed that when a municipality votes contrary to the recommendation from the Board, it would be good to know where the boards disagree.

Hearing no other business, Chairman Guthrie asked for a motion to adjourn. Motion – Mr. Grabb, Second – Mr. Krolak. All members were in favor. Meeting adjourned at 7:30 p.m.

Respectfully submitted,



Deborah Hall, Secretary, Planning Dept.