

## WAYNE COUNTY PLANNING BOARD

September 27, 2023

### 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 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), Dennis Grabb (Sodus), Rob Burns (Lyons), Chad Mendenhall (Butler), and Larry Lockwood (Huron). There are currently two vacancies on the 15-member Board. County staff in attendance were Brian Pincelli, Director; Ben Levine, Planner; and Cadie Meehan, Assistant Secretary.

**MINUTES** Chairman Guthrie asked if there were any changes or comments to the previous meeting minutes of July 26, 2023. Hearing none, Mr. Hutteman made a motion to accept the minutes as submitted, with a second from Mr. Conklin. Minutes were approved.

**ADMIN UPDATES / COMMUNICATIONS** Chairman Guthrie asked for any Board updates. Mr. Pincelli 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: Town of Ontario**

Address: 1850 Ridge Road

Type of Action: Amendment of Text

#### **Project: Town of Ontario**

Address: 1850 Ridge Road

Type of Action: Amendment of Map

Mr. Levine presented the referral to the Board and explained that the Town of Ontario is looking to combine R-1 and R-2 districts to help maintain an open rural character of the community and to protect viable agricultural soils.

A motion was made on the **Amendment of Text** to recommend Approval. **Motion** – Mr. Firendino, **Second** – Mr. Bartels. Chairman Guthrie asked for voice vote. **Ayes** – 13, **Opposed** – 0, **Abstention** – 0. **Motion carried. Action** – Return referral to the municipality with recommended Approval.

A motion was made on the **Amendment of Map** to recommend Approval. **Motion** – Mr. Mendenhall, **Second** – Mr. Milliman. Chairman Guthrie asked for voice vote. **Ayes** – 13, **Opposed** – 0, **Abstention** – 0. **Motion carried. Action** – Return referral to the municipality with recommended Approval.

#### **Project: Town of Lyons**

Address: 43 Phelps Street

Type of Action: Amendment of Map

**Project: Town of Lyons**

Address: 43 Phelps Street

Type of Action: Amendment of Text

Chairman Guthrie explained a new Comprehensive Plan is in place for the Town of Lyons, which outlines revisions of Zoning Map and Use Schedules. Residential homes will be better protected as a result.

A motion was made on the **Amendment of Map** to recommend Approval. **Motion** – Mr. Peters, **Second** – Mr. Grabb. Chairman Guthrie asked for voice vote. **Ayes** – 13, **Opposed** – 0, **Abstention** – 0. **Motion carried. Action** – Return referral to the municipality with recommended Approval.

A motion was made on the **Amendment of Text** to recommend Approval. **Motion** – Mr. Peters, **Second** – Mr. Milliman. Chairman Guthrie asked for voice vote. **Ayes** – 13, **Opposed** – 0, **Abstention** – 0. **Motion carried. Action** – Return referral to the municipality with recommended Approval.

**Project: Town of Lyons**

Address: 43 Phelps Street

Type of Action: Adoption of Local Law

Mr. Levine explained that the Town of Lyons is looking to adopt a local law to regulate food truck and food trailer vendors by amending section 225 of the Code of the Town of Lyons. Discussion implied there are both pros (e.g., setting a precedent for the area as Lyons is the County Seat, etc.) and cons (e.g., consistency of enforcement, etc.); however, due to the restrictive nature of the guidelines proposed in the referral and the lack of Town representation at the meeting, no determination could be made by the Board.

A motion was made on the **Adoption of Local Law** to recommend Disapproval. **Motion** – Mr. Peters, **Second** – Mr. Milliman. Chairman Guthrie asked for voice vote. **Ayes** – 7, **Opposed** – 5, **Abstention** – 1. **Motion did not carry. Action** – Return referral to the municipality with recommendation and comments for disapproval, noting that there was not a majority vote to carry a motion.

**Project: Town of Lyons**

Address: 43 Phelps Street

Type of Action: Adoption of Local Law

Mr. Levine advised the Board that the Town of Lyons is looking to adopt a local law which provides for the administration and enforcement of the New York State Uniform Fire Prevention and Building Code and the State Energy Conservation Construction Code.

A motion was made on the **Adoption of Local Law** to recommend Approval. **Motion** – Mr. Hutteman, **Second** – Mr. Milliman. Chairman Guthrie asked for voice vote. **Ayes** – 12, **Opposed** – 0, **Abstention** – 1. **Motion carried. Action** – Return referral to the municipality with recommended Approval.

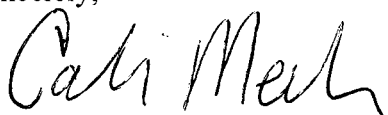
**OTHER BUSINESS**

Mr. Pincelli informed the Board that we are getting closer to establishing an online interface for municipalities to submit referrals; all forms will be stored in an electronic database, allowing for more efficient records management. Members of the Board will be authorized to use this system, giving them the opportunity to review referrals in real time.

Chairman Guthrie reminded Board members that they are required to complete at least four hours of training each year and that there is an upcoming instructional opportunity scheduled for 10/4 they can attend to help fulfill that obligation.

Hearing no other business, Chairman Guthrie asked for a motion to adjourn. Motion – Mr. Hutteman, Second – Mr. Conklin. All members were in favor. Meeting adjourned at 8:16 p.m.

Sincerely,

A handwritten signature in black ink that reads "Cadie Meehan". The signature is written in a cursive style with a large initial "C" and a long, sweeping tail.

Cadie Meehan, Assistant Secretary