

Orleans County planners back Pride Pak site plan

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ALBION — The planning review for Pride Pak is moving almost as smoothly as the proposed vegetable processing and packaging facility's anticipated daily operation.

The site plan for Pride Pak's proposed 62,000-square-foot Maple Ridge Road facility was recommended for approval by Orleans County Planning Board members Thursday.

Planners also gave their support for a dog kennel in Shelby, farm housing in Albion, Gaines' new comprehensive plan and a zoning amendment in Holley.

Pride Pak has already received a positive reaction from the Medina Planning Board, which will hold a public hearing on the project Nov. 3.

County Planning Board members expressed no significant questions over the project, which would be located in a currently unused brush field within the EDA-owned Medina Business Park. The closest neighboring properties are the Genesee Community College campus across Maple Ridge Road and residences about 1,000 feet to the west.

Martin Janda, the engineer for the site plan, told planners the building and parking would meet village setback, lighting and landscaping requirements.

"No variances are needed," Janda said.

Access to the site would come from two new roadways off of Maple Ridge Road, one that is intended to eventually connect to a road spur off Bates Road.

Pride Pak intends to have 100 employees on two main production shifts and a daily half-shift for maintenance and cleaning during the first stage of its expansion into Medina. The Canadian firm could add more by building on unused land north of the proposed building.

In other news:

n Charles Tiranno plans to construct a kennel on an unused parcel of Dunlap Road across from his residence for the Labrador retrievers he trains as hunting dogs in the Tonawanda Wildlife Management Area from April to December.

Tiranno Kennels has operated off a Salt Works Road property for 25 years and would be meet the town's regulations for both building location and kennels.

Neighbors won't hear much from the dogs.

"They are training all day long," Tiranno said. "They're tired enough that when they get back all they'll want to do is rest."

n Poverty Hill Farms will create a duplex unit for farm housing alongside its West Countyhouse Road operation to replace an aging residential unit.

“We’re updating the housing so it’s more appropriate for family living,” Jody Neal said.

The new unit would be farther away from the road than the current house, which requires an area variance in addition to site plan and special use reviews.

n Gaines’ new comprehensive plan is the result of a two-year process, Mike Grabowski said.

The plan, which replaces a 1991 document, has added a section for historic preservation in addition to updating zoning districts and community demographics and desires.

n Holley is looking to allow directional signs within its business park, which is not currently allowed, Ron Vendetti said.