

MINUTES OF THE TOWN OF WAYNE

PLANNING BOARD

March 1, 2010

Glenn Neu called the Town of Wayne Planning Board meeting to order at 7:00 PM.

The meeting was opened with a roll call of the members.

	PRESENT	ABSENT	LATE ARRIVAL
MEMBERS PRESENT: Glenn Neu, Chair	<u> x </u>	_____	_____
Nancy Gabel	<u> x </u>	_____	_____
James Hancock	<u> x </u>	_____	_____
Brian Bills	<u> x </u>	_____	_____
Pat Meyers	<u> x </u>	_____	_____
Dennis Carlson, liaison person	<u> x </u>	_____	_____
ALSO PRESENT: Gill Harrop, Code Enforcement Officer			
Michelle Allen		Liz Bays	

The proposed amended agenda was approved as presented.

Mrs. Meyers made a motion to approve the February 16, 2010 minutes as amended, seconded by Mr. Bills. Ayes-5. Nays-0. The minutes were accepted as amended.

NEW BUSINESS:

Preliminary Minor Subdivision: Michelle A. Allen. Property located at 8521 Ridge Rd., Town of Wayne. Request to subdivide 65 acre parcel into one 60 acre and one 5 acre lot.

Ms. Bays, Associate Broker RE/MAX, was present to represent Ms. Allen and hand out the proposed subdivision application to the Board. The house and five acres would make up one parcel and the existing barn with 60 acres would make up the other. Ms. Bays stated that if the Planning Board saw no potential problems with the proposed project, she would have the parcel surveyed as soon as possible.

Upon cursory review of the proposed subdivision and subsequent questioning, the Planning Board saw no outstanding problems at this time.

The Planning Board stated there may be further questions after further review of the application and visual site of the property.

Mr. Harrop stated that the application fee was still outstanding and could not have an assigned application number at this time.

Ms. Bays stated that she would bring the application fee and completed certified survey two weeks prior to the next scheduled meeting in order to provide a complete application and meet the March 23rd deadline for advertising the application.

LOCAL LAWS:

Mr. Harrop provided copies of Local Laws that were proposed to the Town Board and haven't been acted upon.

Upon review and discussion, Mr. Hancock stated the Town Board needed to take action on the proposed Laws not the Planning Board.

UNFINISHED BUSINESS:

Each member received the following from Mrs. Gabel:

Sheets with the reformatted changes to Allowable Uses and Densities
Section 2.3 Definitions with proposed additions

Upon discussion, Mr. Neu and Mr. Carlson will propose the following recommended changes on the drafted Comprehensive Plan to the Town Board at the March 9, 2010 meeting.

Page 1:

Delete the word **DRAFT**

Change Gallipeau's name to read **John Gallipeau** instead of Jim

Update the Town board members name to read the following:

- **Stephen T. Butchko, Supervisor**
- **Dennis Carlson**
- **Michael Haff**
- **Barney Hubbs**
- **James Wood**

Page 10: 5. Water Resources

All the residents of the Town of Wayne not using water from Keuka Lake or Waneta Lake rely on groundwater for residential use. It is imperative that this resource be preserved and not contaminated.

Add an additional recommendation:

Recommendation:

The Town should consider local laws that restrict horizontal natural gas drilling and deep well disposal of contaminated water.

Page 18: D. Planning Implications, add an additional recommendation to read:

Recommendation:

The Town of Wayne should review Zoning Laws to reflect the definition, use, and storage of recreational vehicles.

Page 27: B. Planning Implication and Recommendations

1. Functional Classification, add an additional recommendation

Recommendation:

The Town of Wayne should consider ways to better regulate and enforce speeds on Town roads.

Page 37: 9.1.C Land Use Recommendations, add two additional recommendations:

Recommendation:

The Town of Wayne should consider adopting Zoning regarding adult businesses.

Recommendation:

The Town of Wayne should consider adopting a permitting process regarding the demolition or removal of existing structures.

As there was no further business to be discussed at this time, Mrs. Gabel made a motion to adjourn the meeting, seconded by Mrs. Meyers. Ayes-6. Nays-0. The meeting was adjourned at 9:00 PM.

Sincerely,



Maureen Kurtz