

MINUTES OF THE TOWN OF WAYNE  
PLANNING BOARD  
August 1, 2016

The August 1, 2016 Planning Board meeting started with a roll call of the members.

<u>MEMBERS PRESENT:</u>	<u>PRESENT</u>	<u>ABSENT</u>	<u>LATE ARRIVAL</u>
Glenn Neu, Chair	<u>X</u>	___	___
Nancy Gabel	<u>X</u>	___	___
Chris Mooney	<u>X</u>	___	___
Jon Serdula	___	<u>X</u>	___
Stan Witkowski, Vice-Chair	<u>X</u>	___	___
Donna Sue Kerrick	<u>X</u>	___	___
Dennis Carlson, liaison	<u>X</u>	___	___
Gill Harrop, CEO	___	<u>X</u>	___

ALSO PRESENT:

James Hoover	Jeff Martin
Candy Dietrich	Kim Doherty
Duane Doherty	

**MINUTES:**

Mr. Mooney made a motion to approve the July 11, 2016 minutes as presented, seconded by Mr. Witkowski.

A roll call vote was taken.

<u>VOTE RECORD:</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Glenn Neu	<u>X</u>	___	___	___
Nancy Gabel	<u>X</u>	___	___	___
Donna Sue Kerrick	<u>X</u>	___	___	___
Chris Mooney	<u>X</u>	___	___	___
Jon Serdula	___	___	___	<u>X</u>
Stan Witkowski	<u>X</u>	___	___	___

Ayes-5. Nays-0. Abstain-0. Absent-1.

**NEW BUSINESS:**

**SITE PLAN APPLICATION(s):**

**Candy Dietrich:** Property located at 12869 State Route 54. Request to add second story to existing home.

This application was heard and approved as Variance Application 10V16 on July 14, 2016 by the Zoning Board of Appeals.

Mr. Witkowski made a motion to accept the site plan application as submitted, seconded by Ms. Kerrick.

Ms. Dietrich stated the following:

- They were adding a second story onto their existing home.
- They would not be adding to the footprint of the home.
- The addition would consist of a family room, office and bathroom.
- They would attempt to match the existing outside structure as possible.
- The height of the addition would make the roof level with the existing garage and not make any additional runoff.
- They would like to begin construction this year and have it completed in 2 or 3 months.
- Their contractor would be Upstate Builders.

As this was a Type II action, no SEQR was required.

A roll call vote was taken.

<u>VOTE RECORD:</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Glenn Neu	<u>X</u>	___	___	___
Nancy Gabel	<u>X</u>	___	___	___
Donna Sue Kerrick	<u>X</u>	___	___	___
Chris Mooney	<u>X</u>	___	___	___
Jon Serdula	___	___	___	<u>X</u>
Stan Witkowski	<u>X</u>	___	___	___

Ayes-5. Nays-0. Abstain-0. Absent-1.

**James Hoover:** Property located on Ridge Rd., tax parcel #106.00-01-004.111. Request to place double wide onto a proposed basement.

Mr. Hoover stated the following:

- His son would be living at the residence and will be operating the dairy farm.
- The land located in an AG district.
- He will be putting in approved septic system.
- He noted that a proposed dairy barn will be place in front of the existing manure pit so the pit would not be seen from the road.

Mr. Neu noted that according to the current LUR, sections 6.3 and 7.8.1, recognized lands located in our AG districts, fall under AG and Markets control, and as such, buildings maybe carried out without a permit with state regulations.

Upon discussion, Mr. Witkowski moved to accept the site plan application, seconded by Ms. Kerrick.

An Aye vote was taken. Ayes-5. Nays-0. Absent-2.

**Lawrence Owens:** Property located at 12224 East Lake Rd. Request to add 30 ft. by 8 ft. porch and enlarge dining area onto existing guest cottage.

This was application was heard and approved as Variance Application No. 08V16 by the Zoning Board of Appeals on July 14, 2016.

Mr. Witkowski made a motion to accept the application, seconded by Ms. Kerrick.

Upon discussion, the following items were noted:

- Mr. Owens was granted a variance May 12, 2016 for the demolition and construction of new home.
- At the time of the site plan review, it was noted there was discussion about the proposed addition to the guest cottage, but no variance was applied for.
- Mr. Owens has since applied and received a variance for the proposed addition to the existing guest cottage.
- This was a Type II action.
- Any scenic view was obstructed by natural foliage and not the cottage.

Mr. New requested a memo be sent to Highway Superintendent Bauer concerning a possible need for a road use agreement.

A roll call vote was taken.

<u>VOTE RECORD:</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Glenn Neu	<u>X</u>	___	___	___
Nancy Gabel	<u>X</u>	___	___	___
Donna Sue Kerrick	<u>X</u>	___	___	___
Chris Mooney	<u>X</u>	___	___	___
Jon Serdula	___	___	___	<u>X</u>
Stan Witkowski	<u>X</u>	___	___	___

Ayes-5. Nays-0. Abstain-0. Absent-1.

### **COMMUNICATIONS:**

Mr. Neu read a letter dated July 23, 2016 from Mr. Dougherty, requesting the Planning Board review his site plan application on August 16<sup>th</sup> if his variance request was approved by the Zoning Board of Appeals at their scheduled meeting on August 11<sup>th</sup> due to his contractor's availability. (Letter on file)

Mr. Dougherty was present to state:

- Stated the proposed structure was 27 ft. high and would store his vehicle and tractor and other farming items.
- His property was in a recognize AG district.
- Due to his contractor's availability, he hoped the Planning Board would review his site plan on August 16, 2016.

Upon discussion, the Board agreed to review his site plan application on the 16<sup>th</sup> if the variance was granted.

Each member received a hard copy of the proposed LUR draft to review prior to the August 16, 2016 meeting.

Mr. Neu instructed the meeting notice be placed in the events calendar of the Leader and on the Town's bulletin board.

Mr. Martin was present to state he would like to become more involved with the Town.

Mr. Neu introduced each of the members to Mr. Martin.

Mr. Carlson encouraged him to submit a brief bio to the Town Board at their next scheduled meeting date and stated there was training available.

Mr. Neu read a letter from Attorney Smith about the possible date change for the Planning Board.

Ms. Gabel made a motion to adjourn the meeting at 8:12PM, seconded by Mr. Witkowski. Ayes-5. Nays-0.

Respectfully, Maureen Kurtz