

MINUTES OF THE TOWN OF WAYNE  
PLANNING BOARD  
May 1, 2017

Mr. Witkowski called the public hearing for John Zielinski, Subdivision Application SA72-17, to order at 6:30PM.

Mr. Zielinski stated he owned the 6.053 acre lot jointly with his son and Mrs. Bennett. They would like to subdivide into 2 lots; one 0.918 acre lot to allow Mrs. Bennett room for her existing carport and keep the other 5.135 acre lot intact.

Ms. Kurtz stated out of the 19 letters were sent out, no responses were received back at this time.

Ms. Kerrick stated the Hendershott's both phoned and visited her home and stated they had no objection regarding the subdivision.

Ms. Gabel stated Ms. Bennett phoned her to state she was in favor of the subdivision.

After looking at the proposed subdivision and inquiring about the future use of the 5.135 acre lot; Mr. VanBramer stated he had no objection.

As no one else in attendance had an issue with this subdivision, Mr. Witkowski closed the public hearing at 6:45PM.

The May 1, 2017 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> |
|-------------------------|----------------|---------------|---------------------|
| Stan Witkowski, Chair   | <u>X</u>       | <u>    </u>   | <u>    </u>         |
| Nancy Gabel             | <u>X</u>       | <u>    </u>   | <u>    </u>         |
| Chris Mooney            | <u>X</u>       | <u>    </u>   | <u>    </u>         |
| Jon Serdula             | <u>    </u>    | <u>    </u>   | <u>X</u>            |
| Donna Sue Kerrick       | <u>X</u>       | <u>    </u>   | <u>    </u>         |
| Jeff Martin, alternate  | <u>X</u>       | <u>    </u>   | <u>    </u>         |
| Dennis Carlson, liaison | <u>X</u>       | <u>    </u>   | <u>    </u>         |
| Gill Harrop, CEO        | <u>    </u>    | <u>X</u>      | <u>    </u>         |

|                                     |                  |
|-------------------------------------|------------------|
| <u>ALSO PRESENT:</u> John Zielinski | Lisa Zielinski   |
| Chris Giammichile                   | Robert VanBramer |
| Jen Rouin                           | Gary Osborne     |
| Diane Fisher                        | John Fisher      |
| Charlie Bosket                      | Teresa Bosket    |
| Steve Tarcza                        | Jane Tarcza      |

**MINUTES:**

Ms. Kerrick made a motion to approve the April 3, 2017 minutes as amended, seconded by Ms. Gabel.

A roll call vote was taken.

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

Ayes-4. Nays-0. Abstain-0. Absent-0. Late-1.

**NEW BUSINESS:**

**SUBDIVISION APPLICATION SA72-17:** John Zielinski. Property located along Cty Rte. 97, Carpenter Rd. and Carpenter Rd. extension, Town of Wayne. Request to subdivide into 2 lots.

Mr. Witkowski stated the following:

- All the necessary elements were satisfied in March but the application needed to go through the public hearing process.
- No SEQR was needed since this was a Type II action.

Upon discussion, Ms. Gabel made a motion to approve Subdivision Application SA72-17 as submitted, seconded by Ms. Kerrick.

A roll call vote was taken to approve Subdivision Application SA72-17. Ayes-5. Nays-0.

**SITE PLAN APPLICATION FOR Charles Bosket:** Property located at 9621 Old Hickory Rd., Town of Wayne.

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

Mr. Bosket stated the following:

- The Zoning Board of Appeals granted him a variance.
- Remove the existing camper and replace it with a 640 sq. ft. cabin.
- The camper would be moved along the drive; used and then removed once the cabin construction is completed.
- He would be using the existing 2000 gallon holding tank.

Upon discussion, the following items were noted:

- The application was approved for variance on April 13, 2017 by the Zoning Board of Appeals.
- No SEQR was needed, as it was a Type II action.
- No new driveway was needed.

Upon further discussion, a roll call vote was taken to approve the site plan application as submitted.

Ayes-5 Nays-0.

**SITE PLAN APPLICATION FOR Crooked Lake Court/Steven Tarcza:** Property located a 9995 Sunfish Dr., Town of Wayne.

Mr. Serdula made a motion to accept the site plan, seconded by Ms. Kerrick.

Both Mr. Giammichile, representative for Crooked Lake Court and Mr. Tarcza were present to state:

- The application went through the Zoning Board of Appeals process at the April 13th meeting and was approved for location and size.

Mr. Witkowski stated this was a type II action and no SEQR was needed.

A roll call vote was taken. Ayes-5. Nays-0. The site plan was approved as submitted.

**2 PRE-LIM SUBDIVISIONS FOR New Market Products Co., Inc.:**

SA73-17: Property located at 10047 County Route 87. Request to subdivide 5.92 acre lot into one 2.4 acre lot and one 3.6 acre lot.

Mr. Osborne was present to state:

- The proposed subdivision would allow him to separate his shop from the house located on the same lot.
- Eventually he would like to sell either the shop or the house.

SA74-17: Property located at 9695 State Route 230. Request to subdivide 25.00 acre lot into one 22 acre lot and one 3 acre lot.

- He was selling the proposed 22 acre lot to Mr. Hoover for farming purposes and retaining the existing home and 3 acre lot.

Upon review of both subdivision requests, the Planning Board stated the following:

- They were both a Type II action.
- Both applications were complete and needed certified survey maps from a certified surveyor.
- The public hearing for the applications would be scheduled for June 5, 2017.

**SITE APPLICATION FOR Dorothy/Kurt Guerin:** Property located at 8755 County Rte. 114, Town of Wayne. Request to construct a 48 ft. by 60 ft. pole barn.

No one was present to represent this application.

Ms. Kurtz stated the following:

- This application was approved for a height variance by the Zoning Board of Appeals on April 13<sup>th</sup>.
- Mr. Guerin would be constructing the proposed barn.
- The barn would be used to store and maintain both his construction and farm equipment.

Mr. Witkowski stated it was a type II action and no SEQR would be needed.

A roll call vote was taken. Ayes-5. Nays-0.

**UNFINISHED BUSINESS:**

Mr. Witkowski gave a brief update on the Verizon cell tower, stating the following:

- The tower would not be located on 9658 Day Rd. as first applied for.
- They are in currently in discussion to lease and locate the proposed tower on Town property.
- There was no new news at this time.

**COMMUNITICATIONS:**

Mr. Carlson stated 48 persons attended the LULA meeting held at the Yates County building.

Mr. Mooney reviewed the NYS Unified Solar Permit with his revisions to the Planning Board.

Upon review and subsequent discussion, the following items were noted:

- Solar farms may be limited by acreage.
- Viewshed would need to be considered.
- Overlay soil maps would be needed to help locate poorest soils and potential sites.
- Installers would need to visit the proposed sites prior to filling out the permit.
- Work would need to be done by an educated certified installer.

Mr. Martin stated if the Town adopted the proposed permit, it would help guide the law.

As there was no further business, Ms. Gabel made a motion to adjourn the meeting at 8:12PM, seconded by Mr. Serdula. Ayes-5. Nays-0. Absent-0.

Respectfully, Maureen Kurtz