

MINUTES OF THE TOWN OF WAYNE  
PLANNING BOARD  
July 11, 2017

The July 11, 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>	_____	_____
Nancy Gabel	<u>X</u>	_____	_____
Chris Mooney	<u>X</u>	_____	_____
Jon Serdula	<u>X</u>	_____	_____
Donna Sue Kerrick	_____	<u>X</u>	_____
Jeff Martin, alternate	<u>X</u>	_____	_____
Dennis Carlson, liaison	_____	<u>X</u>	_____
Gill Harrop, CEO	_____	<u>X</u>	_____

ALSO PRESENT:

**MINUTES:**

Mr. Serdula made a motion to approve the June 5, 2017 minutes as presented, seconded by Mr. Mooney.

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>	_____	_____	_____
Jeff Martin, alt.	<u>X</u>	_____	_____	_____

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

**NEW BUSINESS:**

**SITE PLAN APPLICATION FOR Gerry Salbego:** Property located at 9590 Way Mandalay, Town of Wayne. Request to place a 12ft. by 20ft. pre-fab shed.

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

Upon discussion, the following items were noted:

- This application went through the Zoning Board of Appeals process on June 8, 2017 and was granted a variance.
- No SEQR was needed, as it was a Type II action.
- Mr. Harrop who wasn't present, stated he had no issue with this request.

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

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

**2 SITE PLAN APPLICATIONS FOR Jay Paul Martin:** Property located a 9915 Keuka Hill Rd., Town of Wayne.

**Site Plan Application #1** for the 40ft. by 60 ft. by 16ft. equipment storage barn.

Mr. Mooney made a motion to accept the site plan as submitted for the proposed construction of an equipment storage barn, seconded by Mr. Serdula.

Mr. Witkowski informed the Board the land has not been certified as an AG-use property, but will be designated as such once the plans are approved.

Mr. Witkowski further stated:

- The following this was a Type II action and no SEQR was needed.
- Mr. Harrop who wasn't present, stated he had no issue with this request.

A roll call vote was taken. Ayes-5. Nays-0. Absent-1.

The site plan was approved as submitted with the stipulation that the applicant submit a time line for the proposed project and contact the Highway Superintendent regarding any changes in driveway locations or size.

**Site Plan Application #2** for the construction of a 72ft. by 108 ft. greenhouse.

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

Upon discussion, the following items were noted:

- It was a Type II action and no SEQR was needed.
- The proposed work would start in the Spring of 2018.
- It would be for the growing and retail sale of flowers.
- Concern was stated about potential traffic increase and parking.

A roll call vote was taken. Ayes-5. Nays-0. Absent-1.

The site plan was approved as submitted with the stipulation that the applicant submit a time line for the proposed project and contact the Highway Superintendent regarding any changes in the driveway locations or size.

### **COMMUNITICATIONS:**

Mr. Witkowski stated the following:

- He, Supervisor Butchko, CEO Gill Harrop, Attorney Laura Smith, and Chris Mooney met to discuss the proposed LUR for solar use and solar law.

Mr. Mooney stated that the Unified Solar Permit was submitted to the State and reviewed with the Board with the differences between commercial and individual use being noted.

Mr. Witkowski read a letter from the Otis's dated June 20, 2017 regarding maintaining view from Keuka Lake. (On file).

As there was no further business, Ms. Gabel made a motion to adjourn the meeting at 7:35PM, seconded by Mr. Serdula. Ayes-5. Nays-0. Absent-0.

Respectfully, Maureen Kurtz