

MINUTES OF THE TOWN OF WAYNE  
PLANNING BOARD  
February 12, 2018

The February 12, 2018 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, Vice-Chair	<u>X</u>	_____	_____
Jon Serdula	<u>X</u>	_____	_____
Donna Sue Kerrick	<u>X</u>	_____	_____
Jeff Martin, alternate	<u>X</u>	_____	_____
Shona Freeman, liaison	<u>X</u>	_____	_____
Gill Harrop, CEO	<u>X</u>	_____	_____

<u>ALSO PRESENT:</u>	Steve Veley	Kalyn Fries
	Tom Dunbar	Jim Coots
	Michelle Coots	Ginger Schultz
	Jeff Schultz	

**MINUTES:**

Ms. Gabel made a motion to approve the January 15, 2018 minutes as amended, 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>	<u>Late</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-3. Nays-0. Abstain-2.

**NEW BUSINESS:**

**SITE PLAN APPLICATION FOR Ritchie Barden:** Property located at 10131 Wine Country Lane, Town of Wayne. Request to demolish existing cottage, garage, and construct new cottage.

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

Mr. Harrop stated:

- Placement of the proposed cottage and removal of the garage has the project going towards compliance.

- He had no issues with this request.

Upon discussion and review of the proposed project, the following items were noted:

- This application went through the Zoning Board of Appeals process on February 5, 2018 and was granted a variance for 3 setbacks.
- No SEQR was needed, as it was a Type II action.
- Mr. Witkowski visited the site and saw no view shed issues.
- All lighting would be facing downward.

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

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

Mr. Witkowski informed the applicants, they would need to start construction within 90 days once the building permit is issued.

**SITE PLAN APPLICATION FOR Thomas Dunbar:** Property located at 9607 Sweetwater Blvd., Town of Wayne.

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

Mr. Harrop stated:

- The applicant was removing an existing carport and replacing it with a workshop/storage building on the same footprint.
- He had no issues with this request.

Mr. Dunbar stated his wife was an artist and the workshop would be used primarily as a hobby and not a retail business.

Upon discussion and review of the proposed project, the following items were noted:

- This application went through the Zoning Board of Appeals process on February 5, 2018 and was granted a variance for side yard setback and height.
- No SEQR was needed, as it was a Type II action.

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-5. Nays-0. Absent-0.

The applicant was advised that he had 90 days to start construction once the building permit was issued.

**SITE PLAN APPLICATION FOR Jeff Schultz:** Property located at 9577 Crystal Beach Rd., Town of Wayne. Request to demolish existing cottage and replace with new, year round home.

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

Mr. Harrop stated:

- The new septic system was approved by KWIC.
- Placement of the new cottage would be more towards conformity.
- The water supply would come from the Lake.
- He had no issues with this request.

Upon discussion and review of the proposed project, the following items were noted:

- This application went through the Zoning Board of Appeals process on February 5, 2018 and was granted a variance for setbacks.
- No SEQR was needed, as it was a Type II action.
- Due to the natural flow of the land to the Lake, drainage wouldn't be an issue.
- Mr. Witkowski stated viewshed wasn't an issue.

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

The applicant was advised that work would need to start within 90 days once the building permit was issued.

**SITE PLAN APPLICATION FOR Robert Blackburn:** Property located at 10127 Wine Country Lane, Town of Wayne. Request to replace existing cottage with new, single family cottage.

Mr. Serdula made a motion to accept the application, seconded by Mr. Mooney.

Mr. Harrop stated:

- He had no issues with the request.
- Placement of the new cottage would lean towards more conformity.
- The applicant would be using their existing holding tank for septic.
- They met the mean high-water mark setback.

Upon discussion and review of the proposed project, the following items were noted:

- This application went through the Zoning Board of Appeals process on February 5, 2018 and was granted a variance for setbacks.
- No SEQR was needed, as it was a Type II action.
- The cottage was next door to Barden property and due to the natural flow of the land to the Lake, drainage wouldn't be an issue.
- Mr. Witkowski stated view shed wasn't an issue.

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