

MINUTES OF THE TOWN OF WAYNE  
PLANNING BOARD  
January 15, 2018

Mr. Witkowski called the Public Hearing for Todd O'Connell, Special Permit No. 05SP17, to order at 6:30PM.

Contractor Dan White, was present to represent the O'Connell's.

Ms. Kurtz stated that out of the 17 letters sent out, no responses were received back.

Mr. Harrop stated the following:

- The DOT issued a permit on 10/19/2017
- Steuben County Planning has submitted their statement and had no issue with this request.
- On December 14, 2017, the Zoning Board of Appeals granted an area variance to construct a garage greater than 18 ft. high with setbacks less than 25 ft. to Ste. Rte. 54
- The applicant would need to address the two items Stacey Forenz of the DOT requested in an email sent to the Town dated October 27, 2017.
- If approved, the applicant would still need to go to the DOT for a second permit.
- Fill that will be excavated was fill from when Ste. Rte. 54 was constructed and is not the original soil.

As no one was present to express any concern, Mr. Witkowski closed the public hearing at 6:45PM.

The January 15, 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	<u>X</u>	—	—
Jon Serdula	—	<u>X</u>	—
Donna Sue Kerrick	—	<u>X</u>	—
Jeff Martin, alternate	<u>X</u>	—	—
Shonna Freeman, liaison	—	<u>X</u>	—
Gill Harrop, CEO	<u>X</u>	—	—

<u>ALSO PRESENT:</u>	
Dan White	Lulu Martin
Candy Dietrich	Thomas Burns
Rose Hancock	Dan Lodico
Jeff Cedarstrand	Dave Bauer, Highway Superintendent
Peter Weis	Ashlee Travis
Susan Farmer	Sebastien Leseurre
Karen Doucette	Andrew Kuzio, Larson Design Group

**MINUTES:**

Mr. Mooney made a motion to approve the December 4, 2017 minutes as submitted, 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-3 Nays-0. Abstain-0. Absent-2. Late-0.

**NEW BUSINESS:**

**SPECIAL PERMIT APPLICATION 05SP17 FOR Todd O'Connell:** Property located at 11700 East Lake Rd., Town of Wayne.

Mr. Mooney made a motion to accept Special Permit Application 10SP17 as submitted, seconded by Ms. Gabel.

Upon discussion, the following items were noted:

- The application was approved for variance on December 14, 2017, by the Zoning Board of Appeals.
- The applicant has approval from both Steuben County Planning and the DOT.
- The applicant would need to address concerns stated in the correspondence dated October 27, 2017, from Stacey Forenz of DOT.

Mr. Witkowski made a motion to have the Planning Board act a lead agency for the SEQR, seconded by Mr. Mooney.

Mr. White initialed all amended answers on Part 1 of the SEQR.

A negative declaration was made upon completion of Part II SEQR and signed by Mr. Witkowski.

Upon further discussion, Ms. Gabel made a motion to approve the Special Permit Application 05SP17 with the following stipulations:

- The Town of Wayne will not be held responsible for any damage that may occur on Ste. Rte. 54 for this construction.
- The applicant must adhere to the submitted engineered plans dated 7/5/2017.
- The applicant must adhere to the DOT Permit No. 20170660775 dated 10/19/2017.

Seconded by Mr. Witkowski.

Ayes-3 Nays-0.

**SITE PLAN APPLICATION FOR Todd O'Connell:** Property located at 11700 East Lake Rd., Town of Wayne.

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

Mr. Witkowski stated:

- Any outdoor lighting would need to be down facing.
- There wouldn't be additional drainage.
- All other items were addressed within the Special Permit.

A roll call vote was taken. Ayes-3. Nays-0. The site plan was approved as submitted.

**SITE APPLICATION FOR Cedarstrand Etal:** Property located at 9715 Crystal Beach Rd., Town of Wayne. Request to replace existing garage with higher one on same footprint.

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

Ms. Kurtz stated the following:

- This application was approved by the Zoning Board of Appeals on December 14, 2017, to tear down the existing non-conforming structure and replace it with new, slightly higher one on the same footprint.

Mr. Harrop stated he had no issue with this request and that view shed wasn't an issue.

Mr. Cedarstrand stated there would be no outside lighting at this time.

Mr. Witkowski stated:

- It was a Type II action and no SEQR would be required.
- Any future lighting should be down facing.

A roll call vote was taken. Ayes-3. Nays-0.

**SITE APPLICATION FOR Thomas Burns:** Property located at 9639 Crystal Beach Rd., Town of Wayne. Request to place 12 ft. by 16 ft. storage shed on lot.

Mr. Mooney made a motion to accept this application, seconded by Ms. Gabel.

Mr. Harrop stated:

- This application was approved by the Zoning Board of Appeals on December 14, 2017 for placement of a 12ft. by 16ft. storage shed on an undersized lot.
- He had no issues with this request.
- It was the best use of this property.

Mr. Burns stated he would be using #2 stone for the base of the proposed shed and no lighting at this time.

Mr. Witkowski stated:

- It was a Type II action and no SEQR would be required.
- Any future lighting should be down facing.

A roll call vote was taken. Ayes-3. Nays-0.

**SITE APPLICATION FOR Ronald Bellohusen:** Property located at 10125 Wine Country Lane. Request to add attached garage and increase height of existing non-conforming structure.

Mr. Mooney made a motion to accept this application, seconded by Ms. Gabel.

Mr. Harrop stated:

- The application was approved by the Zoning Board of Appeals on December 14, 2017 for an addition of a garage on an existing, non-conforming structure.
- The request is pretty straight forward.

Mr. Burns stated the drive would remain permeable and no outside lighting at this time.

Mr. Witkowski stated:

- It was a Type II action and no SEQR would be required.
- Any future lighting should be down facing.

A roll call vote was taken. Ayes-3. Nays-0.

**SITE APPLICATION FOR FLX Vineyards:** Property located at 10014 Day Rd. Request to additional storage onto existing pole barn.

Mr. Harrop stated:

- This request didn't need to go to County Planning Department.
- The proposed addition was tucked towards the woods and view shed wouldn't be an issue.
- This application was approved by the Zoning Board of Appeals on December 14, 2017 for both a height and setback variance.
- He had no concerns about this request.

Mr. Witkowski stated:

- No SEQR was required since the proposed structure was for AG use.
- Any future lighting should be down facing.

A roll call vote was taken. Ayes-3. Nays-0.

**NEW MARKETS SUBDIVISION to Hoover was re-stamped January 15, 2018 by Mr. Witkowski.**

**PROPOSED SUBDIVSION FOR BILLIE BAUMAN:**

Mr. Harrop stated in order for this subdivision to be heard by the Zoning Board of Appeals, the Planning Board would need to send its recommendation.

Upon review, Mr. Witkowski made a motion to recommend the Zoning Board of Appeals allow for the subdivision of Lot 22, located on Old Hickory Rd. to be heard as a lot line adjustment, seconded by Ms. Gabel.

A roll call vote was taken. Ayes-3. Nays-0.

### **UNFINISHED BUSINESS:**

Mr. Witkowski stated nothing has changed regarding the Verizon cell tower.

### **COMMUNITICATIONS:**

Mr. Martin introduced the following members of the Keuka Village Parking Committee: Dan Lodico, Lulu Martin, Rose Hancock and Candy Dietrich.

Mr. Kuzio from Larson Design Group gave a brief walk through of the parking study that was conducted along Keuka Village and Hyatt Hill Rds. for those present.

Mr. Bauer stated the easiest spots for parking are North of the boat launch and North of the Switzerland Restaurant parking lot.

Upon discussion, the following items were noted:

- The identified areas would improve the quality of parking but not increase the parking capacity.
- Currently there are 29 properties along Keuka Village Rd. with 4 that don't have off road parking.
- There is a need to get an accurate idea of where the right of way is.
- The need to review and modify Mr. Martin's letter to the residents regarding their ideas.
- The potential increase of boat traffic due to Urbana's closing of its public boat launch.
- Ms. Dietrich stated she would get information from the Keuka Lake Association and get a count of how many have used the boat launch.
- The potential of issuing parking permits to the residents.
- The potential of increase traffic if the power plant became a public park.

Upon further discussion:

- Mr. Witkowski stated the power plant isn't an issue, as its private property at this time.
- The need is to improve and expand upon what's already there.
- A walk through along Keuka Village Road with Mr. Bauer and the Planning Board should be conducted in the Spring of this year.
- Modification of the proposed letter to residents along Keuka Village Rd.

Ms. Farmer and Ms. Doucette were present to inquire what the Town has in its Land Use Regulations regarding puppy mills and kennels.

Mr. Witkowski read the definition of a kennel that is currently in the Land Use Regulations and any complaints need to be in writing.

A note on how it is addressed in the proposed regulations should be reviewed for the February meeting.

Mr. Harrop noted that the applicants could go to the DEC website and parts of both long and short SEQR would be filled in automatically. Noting, bald eagles are on the endangered species list for our area.

After discussion about potential farmland conservation, the Planning Board recommended the encouragement of potential farmland conservation along W. Waneta Lake Rd. since it conforms to the current Comprehensive Plan.

As there was no further business, Ms. Gabel made a motion to adjourn the meeting at 8:52PM.

Respectfully, Maureen Kurtz