

MINUTES OF THE TOWN OF WAYNE  
PLANNING BOARD  
April 8, 2019

The April 8, 2019 Planning Board meeting started at 7:01PM 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>		
Lesia Fadale		Louis Fadale
Sean Facklam		Jim Churchill
Candy Dietrich		

**MINUTES:**

Mr. Serdula made a motion to approve the February 11, 2019 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>	<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>	___	___	___	___
Jeff Martin, alt.	___	___	<u>X</u>	___	___

Ayes-3. Nays-0. Abstain-2. Absent-1.

Mr. Witkowski made a motion to approve the March 11, 2019 minutes as presented, seconded by Mr. Martin.

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

Ayes-3. Nays-0. Abstain-2. Absent-1.

**NEW BUSINESS:**

**SITE PLAN APPLICATION FOR Bald Eagle Trust:** Property located at 14899 Keuka Village Rd., Town of Wayne. Request to construct guest house.

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

Mr. Witkowski stated:

- This application was heard and approved for the construction of a new guest house greater than 500 sq. ft. by the Zoning Board of Appeals on April 2, 2019.
- The approved variance request was for an additional 20 sq. ft.

Mr. Witkowski then read emails received from both Ms. Rogers and Ms. Fadale to those present, citing overbuilding of the lot, additional parking, septic and viewshed issues. (On file).

He further explained most the items within the emails needed to be addressed to the Zoning Officer who both enforces and interprets the Zoning regulations not the Planning Board.

A copy of the emails was given to Mr. Churchill, architect for Bald Eagle Trust.

Mr. Witkowski inquired if the Fadale's had contacted the owner about their issues.

The Fadale's stated "No".

Mr. Martin encouraged the Fadale's to contact Code Enforcement Officer Harrop who could address their concerns.

Upon both Mr. Witkowski and Mr. Mooney onsite visit the following items were noted:

- Placement of the guest house would be 10 ft. from the property line.
- The owner happened to be present at the time and stated it was a private residence and would be their retirement home.
- The Fadale residence was located close to the property line and was a pre-existing non-conforming structure built prior to Land Use Regulations.

Ms. Fadale provided pictures from their Northside windows showing the possible obstruction of their lake view.

Upon discussion, it was noted that there would be minimal effect on the viewshed.

Mr. Churchill provided an updated plot plan showing the placement of the silt fencing for erosion control and stated they would like to start construction sometime in October.

Mr. Facklam, representative for Bald Eagle Trust, stated he maintains the property and would be the onsite manager for the proposed project during the construction phase to address any concerns.

Mr. Martin encouraged the Fadale's to contact Mr. Harrop in a timely manner prior to any construction to address their issues.

Mr. Witkowski stated it was a Type II action and no SEQR would be required.

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

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

**COMMUNICATIONS:**

The following items were discussed:

- The subcommittee from the Town Board/Planning Board and people from the community to review the current LUR will be held on April 16, 2019.
- Parking regulations should be addressed on April 16<sup>th</sup>.

As there was no further business, Ms. Gabel made a motion to adjourn the meeting at 8:00PM.

Respectfully, Maureen Kurtz