

MINUTES OF THE TOWN OF WAYNE
PLANNING BOARD
May 13, 2019

The March 11, 2019 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, Vice-Chair	<u> </u>	<u>X</u>	<u> </u>
Jon Serdula	<u> </u>	<u>X</u>	<u> </u>
Donna Sue Kerrick	<u> </u>	<u>X</u>	<u> </u>
Jeff Martin, alternate	<u>X</u>	<u> </u>	<u> </u>
Shona Freeman, liaison	<u>X</u>	<u> </u>	<u> </u>
Gill Harrop, CEO	<u> </u>	<u>X</u>	<u> </u>

<u>ALSO PRESENT:</u>	
Candy Dietrich	Gary O'borne
Scott Hendershott	Wayne Hand
Amy Raab	Jay Palmer
Kurt Falvey	Jay Paul Martin

Mr. Witkowski brought in alternate Mr. Martin as both Ms. Kerrick and Mr. Serdula were absent.

MINUTES:

Mr. Witkowski made a motion to approve the April 8, 2019 minutes as presented, 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>	<u> </u>	<u> </u>	<u> </u>
Nancy Gabel	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Donna Sue Kerrick	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
Chris Mooney	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Jon Serdula	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
Jeff Martin, alt.	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Ayes-4. Nays-0. Abstain-0. Absent-2.

NEW BUSINESS:

INCREASE ZONING BOARD MEMBERSHIP:

Mr. Witkowski stated a request has come from the Zoning Board of Appeals to change the membership to a 5-member board instead of a 3-person board.

Upon discussion the following items were noted:

The LUR allows the Planning Board to recommend the appropriate membership change to the Town Board.

- Due to training received at Corning Community College and advice from the Town Attorney a 5-person membership would allow some flexibility when discussing or visiting a site.
- A realignment of terms will have to be made.

Mr. Witkowski stated he would make the recommended membership change on Page 4-1 item B Zoning Board of Appeals at the Town Board meeting on May 14, 2019.

LUR SITE PLAN REVIEW and APPLICABILITY:

After some discussion about the site plan review applicability, the following items were noted:

- A recommended change on page 2-1, 2.0 A.1.a, in the current LUR would be to remove 1.a. entirely.
- Delete the work **also**, prior to a change of use... in A.1.b. and then b would become 2.0 A.1.a

Mr. Witkowski made a motion to propose the recommended change to the Town Board pursuant to Town Attorney approval, 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>
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-4. Nays-0. Abstain-0. Absent-2.

Subcommittee discussion:

Following discussion on the potential expansion of a home occupation the following items were noted:

- Add Mixed Use Business to both the Agricultural and Hillside Conservation Districts.
- Any change needs to fit within the Comprehensive Plan.
- The need to create a reasonable process for any potential small business or home occupation.
- The need to explore **Accessory Business's** that in spirit would support both agriculture and tourism.

As there was no further business, Ms. Gabel made a motion to adjourn the meeting at 8:25PM, seconded by Mr. Witkowski.

Respectfully, Maureen Kurtz