

MINUTES OF THE TOWN OF WAYNE
PLANNING BOARD
June 10, 2019

The June 10, 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>	___	___
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>	
Candy Dietrich	Gary O'borne
Scott Hendershott	Wayne Hand
Karen Hendershott	Jay Palmer
Kurt Falvey	Jay Paul Martin

MINUTES:

Mr. Witkowski made a motion to approve the May 13, 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>	___	___	___
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-0. Absent-3.

NEW BUSINESS:

SITE PLAN REVIEW FOR: Scott and Karen Hendershott. Property located at 4310 Zemeic Rd., town of Wayne. Request placement for culvert pipe.

Mr. Hendershott was present to state:

- The original 24" pipe was installed by him and his brother around 1982.
- On May 24, 2019, Jeff Parker of Steuben County Soil and Water visited the site and gave recommendations for the proposed 30" pipe. (On file).
- He had letters from adjacent property owners Case and O'Shaughnessy, stating their approval for the proposed pipe. (On file).

- The bulk of water runoff that comes from the hillside drains to the ditch towards the farm and to the South.
- The current LUR regarding the need for a site plan review seems to be an issue since his proposed garage didn't need site plan review.

Mr. Witkowski stated the Planning Board has recommended to the Town Board that 2.0,A.1.a. be deleted but until such a change is made, a site plan review is needed.

Mr. Mooney made a motion to accept the Hendershott Site Plan application as submitted, seconded by Ms. Gabel.

Upon further review, it was noted that this was a Type II action and no SEQR would be required.

After discussion, a roll call vote was taken to approve the application for Site Plan Review.

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

Subcommittee discussion:

Mr. Witkowski read Pulteney's 2016 LUR regarding a home occupation and stated he would email a copy of their Comprehensive Plan to everyone.

Mr. Mooney stated a big part of the LUR was to support Agriculture and Tourism in the area and what types of businesses would help.

Mr. Witkowski stated the rewrite of the current definitions were left broad without being too specific to allow for flexibility as new types of businesses are created.

Ms. Freeman read Google's definition of a "home occupation".

Upon discussion, Mr. Witkowski stated he would work on a "home occupation" definition incorporating various sources and email it to the members for review.

Mr. Witkowski stated that to make any changes to the current LUR would take time, as the recommended change would first go to the Town Board, the Town Lawyer, to a Public Hearing, prior to becoming a Town Law. The change (Town Law) would then be sent to New York State.

As there was no further business, Ms. Gabel made a motion to adjourn the meeting at 8:07PM, seconded by Mr. Witkowski.

Respectfully, Maureen Kurtz