

MINUTES OF THE TOWN OF WAYNE
PLANNING BOARD
December 9, 2019

The December 9, 2019 Planning Board meeting started at 6:56 pm 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>	—

ALSO PRESENT: Mary Starkweather
Tara Muller

Because Chris Mooney was absent, Mr. Martin was brought on the Board in his absence.

MINUTES:

Mr. Martin made a motion to approve the October 14, 2019 minutes as presented, seconded by Mr. Witkowski.

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 - 2. Absent - 1.

NEW BUSINESS:

SITE PLAN REVIEW FOR: Brad and Lisa Ruffe. Property located at 9434 Grove Springs Road, Town of Wayne. Request for a single-family home. Mary Starkweather was present to represent Mr. and Mrs. Ruffe.

Mr. Serdula made a motion to accept the Ruffe Site Plan application as submitted, seconded by Ms. Kerrick.

The following items were noted upon review of the application:

- It was a Type II action and no SEQR is required.
- It was located on a level land, so view-shed wasn't an issue.

- It met all setback requirements.
- All the site plan requirements were met.

Ms. Starkweather stated the Ruffe’s would like to start as soon as possible.

Ms. Gabel stated six letters were sent to the neighboring property owners by Ms. Kurtz and no responses were received back.

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

<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 - 5. Nays - 0. Abstain - 0. Absent - 1.

Discussion on Pre-Subdivision for: Thomas and Joan Cole. Property located at 12143 E. Lake Road, Town of Wayne. Request for 2 lot sizes of: 1+ acres and -.5 acre. (Subdivide parcel with existing garage for new home with attached garage.) Tara Muller, Homes Reflecting You by Sheri, was present to represent Mr. and Mrs. Cole.

Mr. Witkowski stated that the -.5 acre was a non-conforming lot (100’) and they would need to apply for a variance.

Ms. Muller stated that the Cole’s wanted to put up a small, 2-bedroom house because the current house is not livable during the winter.

Mr. Witkowski referenced the Subdivision Regulations, page 5, Section 1.5, Item E – Buildable Land Calculations.

Mr. Witkowski also referenced the “test elements for an area variance” as outlined in The Short Course book provided to us by NYS. A copy was given to Ms. Muller.

It was also suggested the Coles could insulate the current house.

As there was no further business, Ms. Gabel made a motion to adjourn the meeting at 7:35 PM, seconded by Ms. Kerrick.

Respectfully, Nancy Gabel
Acting Secretary