

TOWN OF WAYNE PLANNING BOARD AGENDA

Aug 10, 2020

Meeting to start at 7:00 PM

The meeting of the Planning Board opened at 7:00 PM

In attendance: Peter Weis, Carol Smith, Cole Scherer

Roll Call

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>

MINUTES:

Ms. Gabel made a motion to accept the July 13, 2020 minutes. Second by Mr. Serdula, The minutes were approved.

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>

NEW BUSINESS:

SITE PLAN REVIEW:

Peter Weis, property located at 10014 Day Road, Town of Wayne. Request to expand/construct a commercial building on winery grounds.

Chris Mooney made a motions to accept the application for expansion of the Weis Winery buildings as detailed in the building permit application. Jon Serdula seconded the motion.

Discussion

Mr. Weis described the need for the building to expand winery production and sales/tasting.

At present there is no public water or public septic utilities, portapotties are in use. Because this is a commercial building, the Department of Health will have to approve any future septic and water systems for public use.

Mr. Weis plans to break ground for construction in October of 2020. The building will be less than 2000 square feet.

- It is a Type II action and no SEQR would be required.
- View-shed wasn't an issue.
- It met all setback requirements
- The project is compliant with the Farm Winery Act
- No run off issues identified
- No set back issue identified
- Parking will remain as it currently is configured, no increase in footprint
- No new access from St. Rt. 54. No public access is planned from St. Rt. 54.
- All the site plan requirements were met.

After discussion, a roll call vote was taken to approve the application.

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

Unanimous approval.

Preliminary Review of the Smith Minor Subdivision

Carol Smith wishes to subdivide the property located at 8474 Whitehead Hill Road into 3 lots. All lots would have road access and she intends to keep one lot for herself, giving the others one each to a son and a daughter.

Stan Witkowski directed her to work closely with the Town of Wayne Code enforcement officer, Gil Harrop to create and complete a subdivision application. She was informed that a Short Form SEQR form would need to be completed as part of the application and that could be found on-line and completed with help from Mr. Harrop. She also must get a new survey of the property indicating the proposed subdivisions lines. Several members of the board offered suggestions on ways to get a survey done quickly and cost effectively.

If a complete application and survey could be furnished in time for review at the September 21st meeting, then a public hearing on the subdivision would be held in October. Following a public hearing, the board could approve the subdivision. Mrs. Smith thanked the board for the guidance.

OLD BUSINESS:

With no other matters to come before the board, the meeting was adjourned by unanimous consent at 7:07 PM.

Respectfully Submitted,

Amy Gush
Board Secretary