

MINUTES OF THE TOWN OF WAYNE  
PLANNING BOARD  
July 7, 2014

Mr. Neu called the public hearing for Shirley Putney, Subdivision Application No.SA60-14, to order at 6:30PM.

MEMBERS PRESENT:	PRESENT	ABSENT	LATE ARRIVAL
Glenn Neu, Chair	<u>X</u>	_____	_____
Nancy Gabel	<u>X</u>	_____	_____
James Hancock	_____	<u>X</u>	_____
Chris Mooney	<u>X</u>	_____	_____
Stan Witkowski, Vice-Chair	<u>X</u>	_____	_____
Donna Sue Kerrick	<u>X</u>	_____	_____
Dennis Carlson, liaison	<u>X</u>	_____	_____
Gill Harrop, CEO	<u>X</u>	_____	_____

ALSO PRESENT:	Duane Doherty	Kim Doherty
	Jim McAfee	Stacy McAfee
	Julie Haar	Brian Nowlan
	Tim Putney	Shirley Putney

Mr. Neu opened the floor for any comments regarding Subdivision Application No.SA60-14.

No one was present to express any concern.

Ms. Kurtz stated that 10 letters were sent to the neighboring properties, with no responses were received back at the time of this meeting.

The public meeting was closed with an Aye vote by all members present at 6:58PM.

Mr. Neu opened the July 7, 2014 meeting at 7:00PM with a roll call of the members.

MEMBERS PRESENT:	PRESENT	ABSENT	LATE ARRIVAL
Glenn Neu, Chair	<u>X</u>	_____	_____
Nancy Gabel	<u>X</u>	_____	_____
James Hancock	_____	<u>X</u>	_____
Chris Mooney	<u>X</u>	_____	_____
Stan Witkowski, Vice-Chair	<u>X</u>	_____	_____
Donna Sue Kerrick	<u>X</u>	_____	_____
Dennis Carlson, liaison	<u>X</u>	_____	_____
Gill Harrop, CEO	<u>X</u>	_____	_____

**REVIEW AGENDA:**

Mr. Neu recommended moving the Dogherty's up on the agenda.

**MINUTES:**

Mr. Witkowski made a motion to approve the June 2, 2014 minutes as submitted, seconded by Ms. Kerrick.

A roll call vote was taken.

Vote Record	Yes/Aye	No/Nay	Abstain	Absent
Glenn Neu, Chair	<u>X</u>	---	---	---
Nancy Gabel	<u>X</u>	---	---	---
James Hancock	---	---	---	<u>X</u>
Donna Sue Kerrick	<u>X</u>	---	---	---
Chris Mooney	<u>X</u>	---	---	---
Stan Witkowski	<u>X</u>	---	---	---

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

**NEW BUSINESS:**

Mr. Neu stated the Dogherty's were invited to come to the Planning Board to give a broad view of the plans for their property located at 9262 Alderman Rd., Town of Wayne.

Mr. Dougherty stated having sold their property in Texas, they were closer to start the following projects:

- The first project would be to install a driveway off of Alderman Rd.
- The second would be to construct a horse barn.
- The third to construct a house.
- Eventually, they would like to board horses.
- Currently, they are harvesting hay for the horses they already have.
- Explore both solar and wind power, to supplement when they install electric from NYSEG.

Mr. Neu encouraged the Dougherty's rather than piece meal each project, give the Planning Board the larger plan, in order to save them money. Mr. Neu further encouraged them to work with Mr. Harrop to get the best overall view of their projects and thanked them for coming.

**NEW BUSINESS:**

**SUBDIVISION APPLICATION SA60-14:** Shirley Putney. Property located at 10076 Hyatt Hill Rd., Town of Wayne. Request to subdivide into two lots.

Upon review of the proposed certified survey map, the following facts/concerns were noted:

- The initial plot map showed the existing structure 32 ft. from the proposed lot line.
- The proposed certified map shows the distance of only 16 ft. from the side yard setback.
- The required setback from the side yard lot line in the AG-R district is 25 ft.
- A driveway needs to be at least 14 ft. wide for emergency vehicles.
- Due a ravine, this was the only placement for the proposed driveway.
- LUR doesn't allow for the creation of a land locked parcel.

Mr. Putney inquired whether he could apply for a variance to allow for the 16 ft.

Mr. Witkowski stated when seeking a variance, the hardship couldn't be self-created.

Upon further discussion, Ms. Kerrick made a motion to table the application until August 4, 2014, to allow the Planning Board to obtain direction from the Town's attorney regarding whether an easement could be considered road frontage, seconded by Ms. Gabel.

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

### **SITE PLAN APPLICATION(S):**

**Julie Haar:** Property located at 9785 Keuka Hill Rd., Town of Wayne. Request to place a 14 ft. by 24 ft. Wood-TeX shed for hay storage.

Ms. Haar stated the following:

- The shed would have no water or electric.
- It would be used for hay storage.
- Very little excavation would be needed as it will have a gravel floor.

Mr. Harrop stated he had no issue with this application, as it was an AG use in an AG-R district and meets all setback requirements.

Mr. Neu stated this was a Type II action and didn't require a SEQR. Further noting, erosion control measures needed to be taken.

Upon discussion, Ms. Gabel made a motion to accept the site plan review as submitted, seconded by Mr. Mooney.

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

**James McAfee:** Property located at 12015 Cty. Rte. 87, Town of Wayne. Request to construct a 46 ft. by 60 ft. storage barn.

Mr. McAfee stated the following:

- He wanted to construct the barn to the right of their house.
- To be used for storage of his equipment.
- There would be no electric or water.
- The lot is pretty flat.

Mr. Harrop stated he has no issue with this request and that it met all the setback requirements.

Mr. Neu stated the application was pretty straight forward and erosion control measures should be taken.

Upon further discussion, the Planning Board found no issues with this application. A roll call vote was taken. Ayes-5. Nays-0. Abstain-0. Absent-1.

**Matthew Leid:** Property located at 9328 Grove Springs Rd., Town of Wayne. Request for a 20 ft. by 20 ft. garage/storage building.

Mr. Harrop stated the following:

- It met all setback requirements.
- Under the 5 year plan given by the applicant, this structure would become attached to the house that eventually will be built.
- He had no issues with this application.

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

Upon further discussion, the Planning Board found no issues with the application.

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

**UNFINISHED:**

**Brian Nowlan:** Property located at 9766 Fair Oaks., Town of Wayne. Request to add second floor to existing non-conforming structure.

Mr. Neu stated this application was heard and granted as a variance by the Zoning Board on June 12, 2014. The next step in the process for Mr. Nowlan, was to review his site plan application.

Mr. Nowlan stated the following:

- No additional bedrooms would be added.
- He hoped to start the building by this Fall.
- Mennonites were contracted to build the addition.
- No dirt would be disturbed.

Upon review and discussion the Planning Board noted the following:

- The actual footprint wouldn't change.
- There was no change in the number of bedrooms.
- Due to the location of the current structure, viewshed wasn't an issue.

Mr. Witkowski made a motion to approve the site plan application as submitted, seconded by Ms. Kerrick.

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

**COMMUNICATION:**

Mr. Harrop stated due to circumstances, Mr. Reed revised his original site plan application that was approved, noting the following:

- It would meet all setback requirements.
- It would now be a single story with a walk out basement.
- The structure would be stick built instead of pre-fab.

After discussion, it was noted the no new site plan was needed due to the slight modification of the original application.

Mr. Harrop stated that Mr. Bauer's building permit has been renewed, as the work has not been completed.

As there was no further business at this time, Ms. Gabel made a motion to adjourn the meeting at 8:12PM, seconded by Mr. Witkowski. Ayes-5. Nays-0.

Sincerely,

Maureen Kurtz