

TOWN OF WAYNE PLANNING BOARD

July 8, 2024

The regular meeting of the Planning Board was called to order at 7:02 pm.

In attendance: David Bauer, James Sherrite, Bob Worden, Kurt Worden, Cody White

	Present	Absent	Late
Roll Call			
Stan Witkowski	x		
Nancy Gabel, Alt.		x	
Chris Mooney	x		
Shonna Freeman	x		
Scott Hendershott	x		
Gill Harrop		x	
Karen Doucette		x	
Joyce Plaisted	x		

MINUTES:

May 13, 2024 minutes were approved

AGENDA REVIEW

No changes to the agenda as presented.

NEW BUSINESS:

Public Hearing

Subdivision, SDA 01-24 Dave Ewell, Luxe Home & Leisure Property Tax ID #106.00-01-010.12 8675 Alderman Rd., Town of Wayne, NY, in HC-2. Public hearing for approval of a minor subdivision creating 3 lots.

Mr. White, a representative of Mr. Ewell, expressed Mr. Ewell's wishes to subdivide a 25.664-acre parcel into three lots. The current driveway would have an easement to allow access to all three proposed plots.

The proposal has been sent to the county as it is a recognized Ag District for review. The county planner offered no opinion on the subdivision.

Mr. White presented the final official surveys to the board for review.

Mr. Witkowski made a motion to designate the Town of Wayne Planning Board as the lead agency to complete the SEQR form. Ms. Plaisted 2nd. Motion approved. The SEQR was completed and no adverse conditions were identified.

Public Comments opened at 7:16 PM

Bob Worden, the neighbor to the west, asked when could the property be subdivided again if this is approved? Mr. Witkowski stated that according to the LUR, there is a five-year waiting period.

Bob Worden also questioned in the SEQR the applicant had characterized the area as suburban, the area is not suburban. Mr. Witkoski agreed, stating there is no infrastructure in place in that area that would allow for the dense development associated with a suburban neighborhood.

Kurt Worden asked what will happen next if this subdivision is approved? Mr. Witkowski stated that the matter before the board was only to consider subdivision of the land. Any future use, new use, new buildings/houses will have to come the Planning Board and be conforming to the LUR standards.

Maureen Kurtz, owner of an adjoining property, sent a letter stating a concern about the marking of the boundaries, and that care will be taken if any of the rentals and the land is offered to hunters. She has cattle in the adjoining field and grandchildren that live across the street.

Public Comments closed at 7:37 PM.

Mr. Hendershott asked when was the property acquired? Mr. White said it was bought in 2022. The subdivision was prompted by the Code Officer who ordered the removal of one of the campers in 2024 per the LUR restrictions. Mr. Hendershott observed that this subdivision would allow for more housing or campers on the land.

Mrs. Plaisted asked about the number of buildings on the site. At present there are 3 sheds, a garage and a house.

Mr. Mooney made a motion to accept the subdivision as proposed and indicated on the new survey maps. Mr. Witkowski seconded the motion. The subdivision was approved.

Mr. Witkowski state that the code office can now revisit the cited infractions and the remedies.

With nothing else to come before the board the meeting adjourned at 8:00 PM.

Respectfully Submitted,

Amy Gush, Board Secretary