

# TOWN OF WAYNE PLANNING BOARD

November 11, 2024

The regular meeting of the Planning Board was called to order at 7:00 pm.

In attendance: David Bauer, Elam Martin, Tom Freeman,

	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:

October 14, 2024 minutes were approved.

## AGENDA REVIEW

No changes to the agenda as presented.

## NEW BUSINESS:

**Site Plan Review, BP 100-24** Property: Elam and Julia Martin Tax ID #092.00-01-015.111, 9033 W. Waneta Lake Road, Town of Wayne, NY, in Ag-R. Public hearing for approval of a new home.

Mr. Hendershott made a motion to consider the application, seconded by Mr. Mooney. Mr. Martin presented the plans to build a new house. Mr. Witkowski reviewed the application from Mr. Martin and found it complete.

Mr. Witkowski asked the board to consent to waive the SEQR review as this is a type two action. The board agreed to waive SEQR.

Public Comments opened at 7:04 PM. No comments, letters or emails were offered in regards to the project. At 7:05 PM comments closed.

Mr. Hendershott asked about the approval of the septic system. It is in review by KWIC and will have a 1250-gallon tank which currently service the shop and will be re plumbed to service the house.

Mr. Mooney asked if there will be any change of use for the property? Mr. Martin said no.

Mr. Hendershott made a motion to approve the plans for the 3-bedroom house at 9033 W. Waneta Lake Road. The structure is to be built according to plans submitted 10/24/24 with the application. The motion passed unanimously.

**Site Plan Review, BP 101-24** Property: QKA Splitrock LLC Tax ID #064.08-01-014.120, 15161 State Route 54, Lot 1, Town of Wayne, NY, in R-1. Public hearing for approval of a new home.

**Site Plan Review, BP 102-24** Property: QKA Splitrock LLC Tax ID #064.08-01-014.120, 151671 State Route 54, Lot 2, Town of Wayne, NY, in R-1. Public hearing for approval of a new home.

Next the board considered the two homes to be built by QKA Splitrock LLC on two separate lots on State Route 54. The two homes have the same floor plan, separate water lines drawing water from Keuka Lake, and separate septic systems. These homes are identical to the two other houses already built by QKA Splitrock LLC on Lots 3 and 4. They will be built by the BOCES building students as part of their curriculum.

Public Comments opened at 7:13 PM. No comments, letters or emails were offered in regards to the project. At 7:14 PM comments closed.

Mr. Witkowski said this was a type II action and if agreeable with the rest of the board, SEQR would be waived. The board agreed.

County review is waived as this project falls under the pre-existing agreement with Steuben County Planning.

Mr. Hendershott asked when the next house would be sited on the lot. Mr. Freeman said it will be placed in June 2024. A discussion followed on the merits of the program and the valuable education the students receive building these homes. The board members had no further questions or concerns.

Mr. Hendershott made a motion to approve the both BP 101-24 and 102-24 the houses are to be built per the plan submitted to the Code Officer dated 10/24/24. Dr. Duchette seconded. The motion was approved.

Dr. Duchette offered her resignation from the board. Professional demands make it difficult for her to serve at this time. Mr. Witkowski accepted her resignation and expressed gratitude for her service.

Following this action Ms. Freeman updated the board on the Short-term Rental Law and compliance year to date.

With nothing else to come before the board the meeting adjourned at 7:36 PM.

Respectfully Submitted,

Amy Gush, Board Secretary