

TOWN OF WAYNE PLANNING BOARD

June 9, 2025 draft

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

In attendance: David Bauer, Emma Hoover, Brian McCowan, Kathleen A. Fordham.

	Present	Absent	Late
Roll Call			
Stan Witkowski, Chairman	X		
Scott Hendershott	X		
Joyce Plaisted	X		
Nancy Gabel, Alt			
Geoff Terwilliger			
Kurt Falvey	x		
Andy Williams, ALT	x		
Russ Miller, ALT			
Shona Freeman, Board Liaison	X		

MINUTES:

May 2025 Accepted by Mr. Hendershott, seconded by Mr. Williams. Minutes approved

AGENDA REVIEW

No changes to the agenda as presented.

NEW BUSINESS:

Site Plan Review: Brian & Leah McCowan. Property Tax ID # 105.00-03-014.000, 9099 Fleet Road, Town of Wayne in AG District, Build new home.

Mr. McCowan presented plans to build a new home. It will be located in same spot as existing mobile home on the site. The Board reviewed the plans finding no setback or other issues.

Public Comments opened at 7:05. No comments were offered by those in attendance nor were there any email or written communications about the project. Public Comments closed at 7:06 PM.

Mr. Hendershott asked if the septic is conforming to KWIC standards? Mr. McCowan indicated the system would be conforming for the size of house proposed. The watershed inspector will inspect the system before COI is issued.

As this is a type II action, SEQR can be waived. The Board agreed to waive SEQR review.

Mr. Hendershott made a motion to accept the application as presented. Mr. Williams seconded the motion. The motion was approved.

Site Plan Review: Emma Hoover. Property Tax ID # 092.00-01-001.00, 9227 Alderman Road, Town of Wayne in Hillside Conservation-1, Build new home

Mr. Williams made a motion to consider the application. Mr. Hendershott seconded. Motion to accept the application passed.

Ms. Hoover presented the plan to build a small house. She has variances already approved for the limited setback and size of the parcel.

At 7:15 Public Comments opened. Kathy Fordham spoke and was supportive of the project. No other communication about the project was received by email or letter. At 7:16 Public Comments closed.

Mr. Williams pointed out that during the build the all items on the application check list would need attention that a KWIC approved septic plan was needed. Ms. Hoover indicated she was working closely with the code officer to develop the plans and would have septic plans to KWIC shortly.

Mr. Hendershott asked why Ms. Hoover did not move the house further back on the parcel. She stated that she wanted to avoid disrupting the land and wanted the house to be placed where the view of the lake valley was best. Hence the location and orientation of the proposed house.

As this is a type II action, SEQR can be waived. The Board agreed to waive SEQR review

Ms. Plaisted made a motion to accept the plans. Mr. Hendershott seconded. The motion was approved.

COMMUNICATION/ DISCUSSION:

Ms. Freeman updated the board on the current state of compliance with the short-term rental law.

With nothing else to come before the board the meeting adjourned at 7:35 PM.

Respectfully Submitted,

Amy Gush, Board Secretary