

TOWN OF WAYNE PLANNING BOARD

October 15, 2025

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

In attendance: David Bauer, Chris and Mary Hunt, Liz Kane, Doug Malone, Ron McIntire, Jen Rouin, PJ Johnston, Hilary Leonard Bob Jessen

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

MINUTES:

September 2025 Accepted by Mr. Williams, seconded by Mr. Miller. Minutes approved

AGENDA REVIEW

No Changes to the agenda.

NEW BUSINESS:

Public Meeting

Vines and Views Homes, LLC (Hunt) Subdivision

Subdivision, Views and Vines Homes, LLC, Chris Hunt Property Tax ID # 091.11-01-023.000, 11196-98 E Lake Rd Town of Wayne, LSR-2 and 091.14-01-023.000 Town of Urbana.

Mr. Witkowski indicated that the subdivision application as complete and that the SEQR was completed at the previous meeting. The Hunts presented final plats on official survey. The Town of Urbana was notified of the proposed action. Mr. Hunt clarified for Mr. Hendershott the right-of-way to access the new plots. Mr. Falvey confirmed that all the plots have at least 100 feet of width.

Public Comments opened at 7:04 no letters, emails were received. No comments from the audience.

Public Comments closed at 7:06 PM.

The subdivision was approved. The board voted unanimously (with all members voting yes), Approving the subdivision as presented on the map dated June 19, 2025. The approval was for the final plat submission, which considered property lines on the map without any immediate development plans.

Malone Site Plan approval

Site Plan Review, Connie and Doug Malone Property Tax ID # 078.00-01-036.520, 9616 Gleason Rd, Town of Wayne in HC-1, 1.0 F New home.

Doug and Connie Malone are planning to build a single-floor home with an attached two-car garage and a separate three-car garage/RV storage on Gleason Road.

Mr. Malone and the board reviewed the location of the buildings. Mr. Malone pointed out the design and placement was carefully considered to optimize the view of the lake from the new home and avoid blocking any of the neighbors' views.

Mr. Witkowski also noted that Mr. Malone owns the adjoining parcel and to the building lot. He suggested that in the future Mr. Malone may want to combine the two parcels to make the lot more conforming. However, the building lot is pre-existing non-conforming and can be built.

Public Comments opened at 7:27 PM no letters, emails were received. Tracy Register, a neighboring landowner, highlighted that the private road is primarily used by her and one other neighbor, with most landowners being absentee. Several of the neighbors expressed concern about the private road that services the homes in the area. Mr. Witkowski stated that as it is a private road, the landowners are responsible for upkeep. Mr. Malone pledged manage the construction so that it will not block access to the homes further down the road.

Public Comments closed 7:52 PM.

Mr. Witkowski clarified that the board can only consider the issues in the application and acknowledged the neighbors' concerns about the road. The issue raised about a pond on the adjacent lot is outside the scope of the application. He emphasized the importance of following proper procedures and not overstepping their authority in site plan reviews.

As this is a type two action, SEQR is waived. The site plan application is complete.

A motion was made by Mr. Hendershott and seconded by Mr. Miller to approve the site plan and refer any safety concerns about the private road to the Town Board and Highway Department. As for removing fill from the lower parcel, that would fall to Soil and Water to govern that action.

The motion was approved. As the construction timeline is flexible, Mr. Malone was apprised of the timelines for construction 90 days to start after obtaining a permit and two years to complete the project.

Meeting adjourned at 8:47 PM.