

TOWN OF WAYNE PLANNING BOARD

September 15, 2025

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

In attendance: David Bauer, Ray Blanchard, Stephen P. Pollar, Bob Foley Michelle Walczak-Corsi, Chris and Mary Hunt, Martin Gurnsey, David Frost, Jo Ann Ungerland, Hay and Karol Palmer, Kathleen and Dave Westcott. Ron McIntire

	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:

August 2025 Accepted by Mr. Hendershott, seconded by Ms. Plaisted. Minutes approved

AGENDA REVIEW

The agenda was altered. Rittenhouse review withdrawn.

NEW BUSINESS:

Public Meeting

1. **No.00-v25: Bluffers Trailer Park on behalf of David Corsi.** Property Tax ID # 064.17-01-035.000, 13260 Bluffers Dr, Town of Wayne in LR2. Replace existing house.

Mr. Hendershott made a motion to accept the Yount application as presented. Ms. Plaisted seconded the motion

Mr. Corsi desires to replace a 1967 trailer with a new modular home that will be 23 'x 66.'

Public comments opened at 7:06 PM. Ray Blanchard, President of the Marlena Point Association expressed the Association's concern that the new building would encroach on the access road that runs along the boundary line between Marlena Point and the Bluffers Association.

After much discussion about the road location and lack of a recent survey to substantiate the boundary, the comments closed at 7:30 PM

Mr. Corsi agreed to place the new home on the footprint of the existing trailer and any additional width (about a foot and a half) will be located to the NE and be on the Bluffer's property. The new home is to be no closer to the Marlana Point Road than the existing trailer.

Mr. Witkowski indicated that SEQR could be waived as this is a Type II action. The Board agreed.

Mr. Hendershott made a motion to approve the build with the condition that the new structure will be in same footprint as old trailer and be no closer to the Marlana Point Road than the current trailer. Any additional width or length must be on the Bluffers property.

Mr. Williams seconded the motion and it was unanimously approved.

No.00-v25: Robert Foley. Property Tax ID # 077.19-01-022.100, 12344 State Route 54, Town of Wayne in Hillside Conservation-1, Build a new home.

Ms. Plaisted made the motion to consider the application, Mr. Williams seconded. The Board set to reviewing the application.

Public comments opened at 7:36 PM. No comments were offered. Public Comment closed at 7:38 PM.

Drainage is a concern given the steep slope and driveway. Mr. Jaynes indicated that he has the same concern and Mr. Foley has been apprised of the need for proper drainage and that water needs remain on the property.

Mr. Falvey mad a motion to approve the application. Mr. Williams seconded. The motion was approved.

Review

Preliminary review subdivision, Christopher Hunt Property Tax ID #091.11-01-023.000, 11196 East Lake Road, Town of Wayne in LS-1

Mr. and Mrs. Hunt wish to divide a parcel into three (3) building lots with 2 to remain in the Town of Wayne, the other to be in the Town of Urbana. Mr. Hunt presented a survey of the proposed action and all three new lots would be conforming.

Mr. Witkowski asked that the board accept the role as lead agency. They agreed. Mr. Witkowski then completed the SEQR for the subdivision. No issues were identified.

Mr. Hunt was invited to return next month for a public hearing on the subdivision and following that hearing a determination will be made.

With nothing else before the board, the meeting adjourned at 8:05 PM.

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