

Planning Board Meeting Minutes

Town of Wayne – March 9, 2026

The meeting was called to order at 7:01 PM. Roll was taken, and present were Stan Witkoski, Jeff Twilliger (Chair), Kurt Falvey, and Andy Williams. A quorum was established. The agenda was reviewed with no changes.

Guests Daniel Davis, Matthew Paulchel

Approval of Previous Minutes

The minutes from November 2025 could not be approved because there was not a quorum of members present who had attended that meeting. Approval was tabled until the next meeting.

Davis House Proposal

Application No. 01-V26: Daniel Davis

Property Tax ID: 092.00-01-008.132

Address: 9447 Day Road, Town of Wayne (Hillside Conservation-1)

Proposal: Construction of a new home.

- A motion to review the application was made by Mr. Witkoski and seconded by Mr. Williams.
- The board agreed to take up the proposal.
- The proposed home requires no variances and meets all setback requirements.

Public Comment

- Opened at 7:02 PM.
- No public comments were made.
- No letters or emails were received.
- Public comment closed at 7:06 PM.

Board Discussion

- The new home will use the existing driveway off Day Road, a county road.
- Per the town's agreement with the county, no county approval is required.
- The septic system has been approved by KWIC.

SEQR

- Chair Jeff Twilliger requested that SEQR be waived, as this is a Type II action.
- The board approved the waiver.

Final Motion

- A motion to approve the application as presented was made by Mr. Williams and seconded by Mr. Falvey.
- The question was called, and the proposed building design and all related elements were approved.
- This concluded the Davis House proposal.

New Business

Gregg Land Subdivision

- Mr. Paulchel attended to discuss a possible subdivision and purchase of land from Kirk Gregg and requested a preliminary review.
- Concerns were raised regarding the subdivision layout, specifically whether the road frontage width would continue for 200 feet straight back.
- Review of the presented drawing suggested the frontage might not maintain the required width.
- The board consulted the Town LUR, but it was unclear whether the 200-foot width must continue for the full depth of the parcel.
- Mr. Paulchel will discuss options further with Mr. Gregg regarding how the parcel could be divided.

Adjournment

The meeting adjourned at 7:47 PM.