

PLANNING BOARD MEETING MINUTES

Town of Wayne – April 13, 2026

	Present	Absent	Excused
Stan Witkowski	x		
Geoff Terwilliger Chair			x
Nancy Gabel			x
Scott Hendershott	x		
Kurt Falvey	x		
Joyce Plaisted	x		
Andy Williams, ALT	x		
Russ Miller, ALT	x		
Shona Freeman, liaison			X
Jesse Jaynes CEO	x		

**Also Present: Cole & Stephanie Schehr, Melvin Goldman,
Quick recap**

The Wayne Town Planning Board held a meeting to review several development applications. The board approved a site plan application from Cole and Stephanie Schehr for new home construction on Barkley Hill Road, waiving the need for a SEQR review due to its straightforward nature. They also approved a minor subdivision application from David Rittenhouse to divide his 71-acre property into three lots near County Route 96 in Hammondsport, designating the town planning board as the lead agency for SEQR review. The board added a preliminary review of a subdivision application from Mel Goldman to the meeting agenda, requiring surveys to be completed by April 27th to meet the May 11th meeting deadline. The conversation ended with discussions about upcoming training opportunities for board members.

Next steps

- Mr. Rittenhouse (or his representative): Take the stamped subdivision map(s) to the county for recording as soon as possible,
- Cole Schehr: Obtain and start construction under the building permit within 90 days to avoid permit expiration.
- Melvin Goldman: Submit a full application (including updated survey maps for three parcels) to Jesse by April 27 to be included on the May agenda.
- Melvin Goldman: Ensure both new parcels are surveyed separately and that the remaining lot complies with zoning requirements; provide updated application reflecting the change to three parcels.
- Planning Board: Notify the Town of Urbana (as a courtesy) about the Goldman subdivision, as the property is near the town line.

- Planning Board members: Participate in the required Lula training (April 27) and/or Corning Community College training (June 11) as communicated.

Summary

Mr. Terwilliger was excused and Mr. Witkowski stepped in as acting chair.

The group approved the minutes from November and March, with Mr. Williams and Mr. Miller making and seconding the motions with Ms. Gush noting a minor correction needed for Geoff's name in the March minutes. The meeting then moved to discuss a site plan review application for a house on Barkley Hill Road by Cole and Stephanie Schehr.

Site Plan Review, Cole & Stephanie Schehr Property Tax ID # 120.00-01-010.1000, adjoining Off Barkley Hill Rd, Town of Wayne, HC-2, New Home

A motion was made by Mr. Hendershott, seconded by Ms. Plaisted. to consider the Schehr application. The parcel meets all zoning requirements and will be accessed via a 980-foot driveway connecting to an existing shared driveway. Public comments opened at 7:05 PM and with no mail, email or public comment closed at 7:06 PM.

The Home's placement will be located 50 feet or more from a property line and does not require additional permits beyond the initial approval. As this is a Type II action the board agreed to waive SEQR review. Mr. Miller made a motion Ms. Plaisted seconded- to approve, the construction and site plan as presented on May 13, 2026. The motion passed unanimously.

The board recommended exploring agricultural exemption options to reduce regulatory requirements and obtain tax benefits, suggesting consultation with the assessor for further guidance.

Subdivision, David Rittenhouse Property Tax ID # 106.00-01-031.110, adjoining 8605 County Rt 96, Road, Town of Wayne, HC-2 Minor Subdivision

The meeting focused on a minor subdivision application for David Rittenhouse's property on County Route 96 in Hammondsport. Mr. Rittenhouse was not in attendance. However, Parties trying to buy one of the plots defined by the subdivision were present. Mr. Witkowski explained that the subdivision involves splitting one parcel into two lots of similar size without any immediate development plans. The board discussed the urgency of the approval process due to a locked interest rate deadline of May 8th, with Mr. Witkowski noting that hand-delivering the documents to the county clerk could potentially expedite the process. The conversation ended with a review of the required subdivision model.

Rittenhouse Subdivision Planning Review

Mr. Witkowski designated the Town of Wayne Planning Board as the lead agency for the proposed Rittenhouse Subdivision project. He reviewed various environmental and regulatory considerations, making notes and checking boxes on a form to indicate "no" for several items

including permits, public transportation, and wetlands. Wayne completed the initial review of Part 1 of the project and indicated they would proceed to review Part 2.

Environmental Impact Assessment Review

Mr. Witkowski Asked the board member to ascent to being the lead agency on the SEQR review. All agreed. He then conducted a review of environmental impact questions for a proposed action, systematically answering each question. After completing the assessment, Mr. Witkowski confirmed that the proposed action would not result in any significant adverse environmental impacts, concluding the review process.

Property Mapping and Lot Divisions

The group discussed property mapping and lot divisions, focusing on a 31-acre parcel that is being proposed to be divided into two lots. The current application shows two lots but confirmed the total should be three lots with the remainder of the property being retained by Mr. Rittenhouse.

Mr. Witkowski explained that two specific parcels would be sold and the remaining land needing to comply with LUR requirements. The group approved the subdivision.

Preliminary review of proposed subdivision of lands of Melvin Goldman

Mr. Goldman presented a plan to subdivide the land into a 6-acre lot that he intends to sell and with him retaining the other 29 acres that are active vineyards.

As the conversation progressed, Mr. Goldman considered other options. The group reviewed zoning requirements, particularly regarding lot width, and confirmed that a natural gully and existing vineyard would be acceptable exceptions to the 200-foot minimum width requirement. The board established a timeline with surveying to be completed by April 27th and a public meeting scheduled for May 11th, with Mr. Jaynes handling the intake process for the revised application.

With nothing more before the board, the meeting adjourned at 7:54 PM