PLANNING BOARD MEETING MINUTES

Town of Wayne - September 21, 2026

DRAFT

Quick Recap

The Wayne Town Planning Board met on September 21, 2026. The Board approved the August 2026 minutes and approved three site plan applications for new residences. The reviews addressed a modular home on Keuka Village Road, a second new residence with a new septic system, and Robert Foley's proposed lakefront residence following a previously granted lot-coverage variance. Public comment periods were held for each application, no written or oral objections were received, and all three applications were approved unanimously.

Next Steps

- **Sortino applicant and representative:** Coordinate with Jesse Jaynes to complete the approval paperwork, permits, fees, and construction requirements for the modular home and septic system.
- **Donald Olevnik/Bryan Olevnik,:** Complete the final permit and fee process with Mr. Jaynes and construct the residence and septic system in accordance with the approved plans.
- **Robert Foley:** Proceed in accordance with the approved site plan and the previously granted lot-coverage variance, maintain the required off-road parking, and obtain all required building and septic approvals before construction.
- **Jesse Jaynes:** Issue the final approval documentation and confirm the applicable building, septic, site plan, and variance fees with each applicant.

Attendance

Name	Status
Geoff Terwilliger, Chair	Present
Stan Witkowski	Not indicated
Nancy Gabel	Present
Scott Hendershott	Present
Kurt Falvey	Absent
Joyce Plaisted	Present
Andy Williams, ALT	Present
Russ Miller, ALT	Present
Shona Freeman, Liaison	Not indicated
Jesse Jaynes, CEO	Present

Summary

Chair Geoff Terwilliger called the regular meeting of the Town of Wayne Planning Board to order at 7:00 p.m. at the Town Hall. A quorum was present.

Approval of Previous Minutes

The Board reviewed the August 2026 Planning Board minutes. No changes or corrections were requested. A motion was made and seconded to approve the minutes as presented. All members present voted in favor, and the motion carried unanimously.

Site Plan Review - Sortino, 14732 Keuka Village Road

The Board reviewed the Sortino site plan application for placement of a modular home on a vacant parcel at 14732 Keuka Village Road. The application materials included the site plan and septic-system information. The applicant's representative confirmed that the parcel had previously contained a camper and that the proposed home would be brought to the site and set on a prepared foundation.

Members reviewed the proposed location, access, setbacks, drainage, the septic layout, and the appearance of the modular home. The planned location had been shifted approximately 20 feet to satisfy site constraints. The Board also discussed delivery access. Highway concerns about transporting the home along East Lake Road were resolved after the delivery route was changed so the home could be brought in from State Route 54.

Mr. Williams moved to accept the application for review, and Mr. Hendershott seconded the motion. The Board designated the Town of Wayne Planning Board as lead agency for SEQR review and completed its review of the environmental assessment materials. No significant adverse environmental impacts were identified.

The public comment period opened at 7:26 p.m. and closed at 7:27 p.m. No letters, emails, or oral comments were received. A member of the public attending remotely stated that he was familiar with the property but had no comment on the application.

A motion was made and seconded to approve the site plan as presented. All members present voted in favor, and the motion carried unanimously. The applicant was directed to coordinate with Mr. Jaynes regarding the final approval paperwork, permits, inspections, and fees.

Site Plan Review - Donald Olevnik/Bryan Olevnik, The Board reviewed a second site plan application for construction of a new residence. The plans had been distributed electronically because the drawing sheets were too large for ordinary printing. Members confirmed that the proposal did not require an area variance and reviewed the building elevations, site layout, and proposed replacement septic system.

The Board discussed existing site conditions, including boats that had been stored on the property during the winter, and confirmed that those items were not part of the proposed project. Mr. Jaynes reported receiving several calls from nearby property owners asking what was being built and whether it would affect their properties. The calls were informational and did not state objections.

Members reviewed the completed environmental assessment materials and discussed drainage conditions in the area. The Board noted that roadside ditches and the downhill direction of runoff can create general drainage challenges, but identified no project-specific condition that prevented approval. The SEQR review was found acceptable and complete.

The public comment period opened at 7:33 p.m. and closed at 7:34 p.m. No letters, emails, mailed correspondence, or oral comments were received. A motion was made and seconded to approve the application as submitted. All members present voted in favor, and the motion carried unanimously.

Site Plan Review - Robert Foley Lakefront Residence

The Board reviewed Robert Foley's site plan for a new stick-built residence on a vacant lakefront lot. The prior structure had been demolished by a certified asbestos-abatement contractor. The Zoning Board of Appeals

had previously granted the required lot-coverage variance, permitting coverage of approximately 27 percent where 25 percent is ordinarily allowed.

Members reviewed the survey, site plan, setbacks, building elevations, septic layout, parking, and road-right-of-way information. The plan provides two off-road parking spaces in the garage area. The Board discussed markings near the road right-of-way and, after consulting the plan and project engineer Ron Stanley, determined that the questioned markings represented elevation or contour information rather than proposed construction in the right-of-way.

The Board also reviewed the placement of the new septic system, the proposed silt fence, site drainage, and the relationship of the residence to the lake and roadway. Members noted that the home had been designed to remain as close as practicable to the lot-coverage limit and that the proposal complied with the variance and submitted plan.

The public comment period opened at 7:49 p.m. and closed at 7:50 p.m. No written or oral comments were received. The Board reviewed the SEQR materials and identified no significant adverse environmental impacts. A motion was made and seconded to approve the site plan. All members present voted in favor, and the motion carried unanimously.

Building Permit and Fee Discussion

The Board asked Mr. Jaynes how building-permit and inspection fees are finalized when applicants enter preliminary amounts on their applications. Mr. Jaynes explained that the Code Enforcement Office calculates the full amount due. He noted that a typical new-home project may include separate fees for the residence, septic system, site plan review, and any required variance. No Board action was taken.

Adjournment

There being no further business, a motion to adjourn was made and seconded. The meeting adjourned at approximately 7:53 p.m.

Respectfully submitted,

Amy Gush
Planning Board Secretary

Date of Submission: September 22, 2026

These minutes are subject to approval at the next regularly scheduled Planning Board meeting.