

MINUTES OF THE TOWN OF WAYNE
PLANNING BOARD
SEPTEMBER 16, 2019

The September 16, 2019 Planning Board meeting started at 7:04PM with a roll call of the members.

<u>MEMBERS PRESENT:</u>	<u>PRESENT</u>	<u>ABSENT</u>	<u>LATE ARRIVAL</u>
Stan Witkowski, Chair	<u>X</u>	_____	_____
Nancy Gabel	<u>X</u>	_____	_____
Chris Mooney, Vice-Chair	<u>X</u>	_____	_____
Jon Serdula	<u>X</u>	_____	_____
Donna Sue Kerrick	<u>X</u>	_____	_____
Jeff Martin, alternate	<u>X</u>	_____	_____
Shonna Freeman, liaison	_____	<u>X</u>	_____
Gill Harrop, CEO	_____	<u>X</u>	_____

ALSO PRESENT: Jeffrey Perry

MINUTES:

Mr. Serdula made a motion to approve the August 12, 2019 minutes as presented, seconded by Ms. Gabel.

A roll call vote was taken.

<u>VOTE RECORD:</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Stan Witkowski	<u>X</u>	_____	_____	_____
Nancy Gabel	<u>X</u>	_____	_____	_____
Donna Sue Kerrick	_____	_____	<u>X</u>	_____
Chris Mooney	<u>X</u>	_____	_____	_____
Jon Serdula	<u>X</u>	_____	_____	_____

Ayes-4. Nays-0. Abstain-1. Absent-0.

NEW BUSINESS:

SITE PLAN APPLICATION FOR Jeffery Perry: Property located at 9569 Sweetwater Blvd. Request to construct a single-family home.

Ms. Gabel made a motion to accept the site plan, seconded by Ms. Kerrick.

Mr. Perry was present to state:

- They wanted to replace the existing mobile home with a stick built 2 bedroom cottage.
- They would be using the existing holding tank.
- No large trees would be removed.
- They would be using the existing driveway.

Mr. Witkowski stated out of the 5 letters sent to the neighboring properties, one email was received from Leanne Bushart which stated concerns over parking, size of the lot and water.

Upon discussion, the following items were noted:

- It was a Type II action and no SEQR would be needed.
- The proposed structure met all setback requirements in the LR-3 district.
- View shed wasn't an issue.
- It would be an improvement to the neighborhood.
- The application was complete.

A roll call vote was taken. Ayes-5. Nays-0.

Mr. Witkowski informed Mr. Perry he had 90 days to start the proposed project once the building permit was issued.

SITE APPLICATION FOR Leid: Property located at 9328 Grove Spring Rd. Request to build single-family home.

Mr. Witkowski stated the following:

- The applicant would like to remove the existing 14' by 70' mobile home and replace it with a stick built single-family home.
- This was located in the AG-R and is an actual working farm.
- If the Board agreed, Site Plan review could be waived.

Upon discussion, Ms. Kerrick made a motion to waive Site Plan review for the construction of single-family home since it is a replacement, located in the AG district and a working farm, seconded by Mr. Serdula.

A roll call vote was taken. Ayes-5. Nays-0.

As there was no further business, Ms. Gabel made a motion to adjourn the meeting at 7:23PM.

Respectfully, Maureen Kurtz