

MINUTES OF THE TOWN OF WAYNE  
PLANNING BOARD  
February 1, 2016

The February 1, 2016 meeting was opened with a roll call at 7:00PM.

MEMBERS PRESENT:		PRESENT	ABSENT	LATE ARRIVAL
Glenn Neu, Chair			X	_____
Nancy Gabel		X	_____	_____
James Hancock			X	_____
Chris Mooney		X	_____	_____
Stan Witkowski, Vice-Chair		X	_____	_____
Donna Sue Kerrick		X	_____	_____
Dennis Carlson, liaison		X	_____	_____
Gill Harrop, CEO		X	_____	_____
ALSO PRESENT:	Tara Mahr Sheri Nobles	Bill Mahr Jon Serdula		

**MINUTES:**

Mr. Mooney made a motion to approve the December 7, 2015 minutes as presented, seconded by Ms. Kerrick.

A roll call vote was taken by stating Aye. Ayes-4. Nays-0. Absent-2.

**NEW BUSINESS:**

**SITE PLAN APPLICATION(s):**

**William Mahr:** Property located at 9913 Grove Springs Rd., Town of Wayne. Request to construct a single family residence.

Mr. Mahr stated the following:

- They bought the property 2 years ago from Pat Meyers and are currently using the existing home seasonally.
- They want a permanent 3 bedroom Cape Code modular home on full basement with an attached breezeway to a 2 car garage placed on the property further back and higher.
- The existing barn would be torn down and the existing seasonal house would be converted to storage use.
- They have approved septic plans for the new home and will be using Lake water as their water source.

Mr. Mooney made a motion to accept the site plan application as submitted, seconded by Ms. Gabel.

After discussion, the following items were noted:

- No SEQRA was needed, as it was a Type II action.
- The application was pretty straight forward and complete with a five year plan.

Mr. Harrop stated the following:

- The applicant met all setback requirements.
- A copy from the County for a new driveway is in the application.
- The site where they want to build is fairly level.
- He had no issue with this request.

Upon further discussion, a roll call vote was taken to approve the site plan application. Ayes-4. Nays-0. Absent-2.

**James Duncan:** Property located at 8983 Coryell Rd., Town of Wayne. Request to construct a 30 ft. by 50 ft. pole barn.

Ms. Kerrick made a motion to approve the application as submitted, seconded by Mr. Mooney.

Mr. Harrop stated the following:

- The project was started without a permit and when notified, the applicant came in to complete the proper paperwork.
- It exceeds the setback requirements.
- He had no issue with the request.

Upon discussion, the following items were noted:

- It was a Type II action.
- With 40 acres, the applicant has plenty of room for this project.
- View shed will not be an issue.

Upon further discussion, a roll call vote was taken to approve the site plan application. Ayes-4. Nays-0. Absent-2.

**Bob King:** Property located at 12304 East Lake Rd., Town of Wayne. Request to tear down existing cottage and replace with 3 bedroom single family residence.

Ms. Gabel made a motion to approve the site plan as submitted, seconded by Mr. Mooney.

Mr. Harrop stated the following:

- The new cottage would be on the same footprint as the old one.
- The new cottage would be of stick construction.
- They would be using Lake water for their water source and he had just received approved septic plans from KWIC.
- View shed wasn't an issue as the building is offset.
- They wanted to start the project in April and be done in 3 months.
- A road use agreement will be signed.

Mr. Carlson inquired about some road wear he noticed on East Lake Rd. that may have occurred during the Hillman construction. He further noted that he would contact Highway Superintendent Bauer about the issue.

Upon discussion, a roll call vote was taken. Ayes-4. Nays-0. Absent-2.

**David Ritter:** Property located on 9195 Hines Rd., Town of Wayne. Request to place a pre-fab single family residence on open lot.

Ms. Gabel made a motion to accept the application as submitted, seconded by Mr. Mooney.

Mr. Harrop stated the following:

- The applicant met all setback requirements.
- The land was fairly level.
- This was a pre-fab wood-tex building.
- They had approved septic plans for a new system.
- The proposed septic placement was the approved distance from the existing well.
- He had no issue with this request.

Upon discussion, the following items were noted:

- It was a Type II action.
- The proposed site is fairly cleared as it once was an open field.
- It did not impede anyone's viewshed.
- A road use agreement would be needed.

Upon further discussion, a roll call vote was taken. Ayes-4. Nays-0. Absent-2.

#### **COMMUNICATIONS:**

Mr. Serdula was present to state he was interested in serving on the Planning Board.

Ms. Kurtz provided a form for him to sign and bring before the Town Board at their meeting on February 9<sup>th</sup>.

Ms. Gabel made a motion to adjourn the meeting at 7:50PM, seconded by Ms. Kerrick. Ayes-4. Nay-0. Absent-2.

Sincerely,

Maureen Kurtz