

TOWN OF WAYNE PLANNING BOARD

Minutes

December 13, 2021

REGULAR MEETING

In attendance: John Swatsburg, Jason Blencove, Dave Bauer, Jon Serdula, Patrick Flynn, Diane Legembre, Jim Webb

	Present	Absent	Late
Roll Call			
Stan Witkowski	X	—	—
Nancy Gabel	X	—	—
Donna Sue Kerrick	X	—	—
Chris Mooney	X	—	—
Shonna Freeman	X	—	—
Scott Hendershott	X	—	—
Don Robbins, alt	—	—	—

MINUTES:

Ms. Gabel made a motion to accept the minutes of the November 13, 2021 meeting. Ms. Kerrick seconded the motion. Motion approved.

AGENDA REVIEW

Mr. Hamm has withdrawn his application. It was removed from the agenda.

NEW BUSINESS:

Site Plan Review:

Jon Serdula, Property Tax ID # 092.20-01-022.000, 4166 Shorewood Dr. Town of Wayne in LR-3. Seeking to replace a pre-existing, non-conforming structure. Sec. 3,A,4,b. and build an accessory building (Sec 1).

Mr. Mooney made a motion to accept the application. Ms. Gabel seconded the motion. Mr. Serdula explained to the committee that he wishes to build a new home and boat house. The board reviewed the application. This is a type II action so no SEQR is required as part of the review. The plans present no view shed or drainage issues. The Zoning Board has granted necessary relief on setback issues. Outside lighting will be downward facing. After a short discussion the motion was unanimously approved.

James Webb & Diane Legembre, Property Tax ID # 064.08-01-055.000 at 14733 Keuka Village Road, Town of Wayne in LR-2. Seeking to replace a pre-existing, non-conforming structure. Sec. 3,,A,4,b ii,2,6

Mr. Mooney made a motion to accept the application. Ms. Kerrick seconded the motion. The plan is to remove the existing cottage and build a new year-round home. The Zoning board has granted relief on setback issues. SEQR is waived for this type II action. There are no view shed issues. Neighbors are in support of the build, letters were reviewed. No change in drainage. No steep slope issues. External lighting will be downward facing. The vote was taken and the proposal was unanimously approved.

Preliminary Discussion

Jason Blencove Preliminary review of proposed subdivision at East Lake Rd. South of 11350 East Lake Road.

Mr. Blencove and Mr. Swasberg are buying the property and seeking advice on future subdivision of the property into two buildable lots below Rt. 54. And one buildable lot above 54. Mr. Witkowski advised that when considering subdivision, the board is considering the changes to the land mass of the new lots with respect to the Zoning for that area.

Mr. Witkowski clarified the need to have a conversation with the building code officer to determine where the buildable portion of the proposed lots is located and size of home each lot would accommodate.

Mr. Mooney recommended being completely clear on future building and finalizing the subdivision map before submitting an application for subdivision. Mr. Blencove asked about the waiting period to re-subdivide. On cursory review of the map presented that evening it appeared that the waiting period would not apply as the previous subdivision was some time ago.

Ms. Kerrick brought up considering parking needs when designing the building lots, especially if parking is desired on the lower lake road. Parking can also be an issue off of Rt 54. Also, location of septic systems is a consideration.

Another consideration is that the property spans two different zoned areas – Lakeshore Residential 1 and Hillside conservation and division will have to conform to each district's regulation.

Finally a short discussion ensued on a 20 foot section of lake access on the south side of the property. That lot area is not conforming as it is too narrow to allow any structures to be built. Mr. Blencove inquired how a public hearing is conducted. Mr. Witkowski said the neighbors are informed of the action and they can offer comments on the proposal. The board listens to their concerns and can act on any that have merit with respect to the land use regulations.

UNFINISHED BUSINESS: There is no unfinished business to consider

Ms. Gabel made a motion to adjourn. Mr. Witkowski seconded and the meeting adjourned at 8:30 PM.

Respectfully Submitted,

Amy Gush
Board Secretary