

## TOWN OF WAYNE PLANNING BOARD

January 10, 2022

The regular meeting of the Planning Board was called to order at 7:00 pm.

In attendance: Rhett & Theresa Nelson, Shona & Tom Freeman

	Present	Absent	Late
<b>Roll Call</b>			
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 December 6, 2021 meeting. Mr. Mooney seconded the motion. Motion approved.

### **AGENDA REVIEW**

No changes to agenda

### **NEW BUSINESS:**

**Preliminary Review of** proposed lot development to create a farm winery and cheese shop. The Freeman's would like to create a boutique cheese shop and small winery/tasting room. The cheese would be made by Cornell University.

Ms. Gabel asked about the piece of land across the road that may be given to neighbor and added to his lot. Hunt Engineering conducted the traffic study and NYDOT has approved the location off 230.

Planned opening for the business is 2023. The Freeman's would build in 2022. They need to drill a well for water to meet DOH standards for commercial use.

If they wish to subdivide, the subdivision would need a variance approval. The county would also need to review the plans as it abuts a county and state road.

Mr. Mooney asked about the septic plans. Mr. Freeman said the plans would be engineered to DOH standards.

At 7:24 the committee called for an executive session. At 7:30 PM regular meeting resumed.

Mr. Witkowski made a motion to rescind the Nelson decision. Mr. Mooney seconded the motion. The motion passed. Mr. Witkowski will notify Mr. Nelson of the decision and inform Mr. Nelson that the planning board will reconsider the matter at the February meeting.

Ms. Gabel made a motion to adjourn. Mr. Mooney seconded and the meeting adjourned at 7:32 PM.

Respectfully Submitted,

Amy Gush  
Board Secretary