

## TOWN OF WAYNE PLANNING BOARD

November 13, 2023

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

In attendance: David Bauer, Jason Harvey, Chris Cermak

	Present	Absent	Late
Roll Call			
Stan Witkowski	x		
Nancy Gabel	x		
Chris Mooney	x		
Shona Freeman	zoom		
Scott Hendershott	x		
Don Robbins		x	
Gill Harrop		x	
Karen Doucette, Alt.	x		excused
Joyce Plaisted, Alt.	x		

### **MINUTES:**

Mr. Mooney made a motion to accept the minutes of the October 18, 2023 meeting. Mr. Hendershott seconded the motion. Motion approved.

### **AGENDA REVIEW**

No changes to the agenda as presented.

### **NEW BUSINESS:**

**Final Subdivision Review:** Chris Cermak Property Tax ID 105.00-03-033.00 9475  
County Route 87, Town of Wayne, Hillside Conservation.1

Mr. Cermack appeared before the board with final Plot maps that describe and define the subdivision previously as discussed. Public Comments opened at 7:04 PM and closed at 7:07 PM with no comments, letters, or emails received concerning the subdivision.

Ms. Gabel asked about access to the lot "b" and it was clarified that a right of way crosses from the road along the southern property line to give access to that plot.

Mr. Hendershott made a motion to approve the subdivision as defined on the survey presented which is dated 10/30/2023. Motion was approved.

### **OLD BUSINESS:**

Mr. Witkowski reviewed the updates/changes submitted to the Town Board

1. A definition of the Mean High-Water Mark as defined by elevation of \_\_\_\_, not seawalls.
2. Allowing for a storage structure to be built in HC1, HC2 or Ag districts – as many people are now building a storage structure w/o home.
3. Clear definition of the calculation for maximum lot coverage.

Ms. Gabel made a motion to adjourn. Mr. Mooney seconded. Motion approved. The meeting was adjourned at 7:35 pm.

Respectfully Submitted,

Amy Gush, Board Secretary