

# TOWN OF WAYNE PLANNING BOARD

## May 13, 2024

The regular meeting of the Planning Board was called to order at 7:04 pm.

In attendance: David Bauer, Marcia Devine, Raymond Conner, Cody White

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

### **MINUTES:**

April 2024 minutes were approved

### **AGENDA REVIEW**

No changes to the agenda as presented.

### **NEW BUSINESS:**

**Site Plan Review, BP 031-24 Raymond Conner** Property Tax ID #078.00-01-034.240 9200  
Keuka Highland Rd., Town of Wayne, NY, in HC-1. Public hearing for construction of new home

Mr. Conner presented his plans to place a new on the land. The project meets all code requirements.

Public Comments opened at 7:04 PM. Marcia Devine a neighbor asked about the setbacks from the property lines. She and Mr. Conner discussed the location of the lot lines. Mr. Conner and Ms. Devine looks at the new partial survey of the common lot lines that Mr. Conner recently ordered. The home will be at least 95' from the lot line.

Public Comments Closed at 7:11 PM

SEQR is waived as this is a type two action. Mr. Mooney made a motion to approve the construction of the home. Mr. Hendershott seconded. The motion was approved.

**Preliminary review of Ewell Proposed Subdivision of Alderman Road.**

Mr. White wishes to subdivide a 25.664-acre parcel into three lots. The current driveway would have an easement to allow access to all three proposed plots.

The proposal has been sent to the county as it is a recognized Ag District for review. Mr. White was also informed that having that designation from NYS Ag & Markets offered the land additional benefits and responsibilities that he should investigate.

At the next review the SEQR will be completed and the official surveys should be presented.

With nothing else to come before the board the meeting adjourned at 7:47 PM.

Respectfully Submitted,

Amy Gush, Board Secretary