

MINUTES OF THE TOWN OF WAYNE
PLANNING BOARD
June 1, 2015

The June 1, 2015 meeting was opened with a roll call at 7:00PM.

	PRESENT	ABSENT	LATE ARRIVAL
MEMBERS PRESENT: Glenn Neu, Chair	<u>X</u>	<u> </u>	<u> </u>
Nancy Gabel	<u>X</u>	<u> </u>	<u> </u>
James Hancock	<u> </u>	<u>X</u>	<u> </u>
Chris Mooney (via skype)	<u>X</u>	<u> </u>	<u> </u>
Stan Witkowski, Vice-Chair	<u>X</u>	<u> </u>	<u> </u>
Donna Sue Kerrick	<u>X</u>	<u> </u>	<u> </u>
Dennis Carlson, liaison	<u>X</u>	<u> </u>	<u> </u>
Gill Harrop, CEO	<u>X</u>	<u> </u>	<u> </u>

ALSO PRESENT: David Farmer John Eastwood

MINUTES:

Mr. Witkowski made a motion to approve the May 4, 2015 minutes as presented, seconded by Ms. Kerrick.

A roll call vote was taken. Ayes-5. Nays-0. Absent-1.

NEW BUSINESS:

SITE PLAN APPLICATION(s):

Lori Eastwood: Property located at 8715 Ridge Rd., Town of Wayne. Request to place new modular home and remove campers on existing campsite.

Mr. Eastwood stated the following:

- The three campers have been removed from the property.
- Both the well and septic have been approved.
- They would be using the existing driveway.
- The modular home would be set on piers.
- For the time being it would be used seasonally.
- They would like placement of the modular home as soon as possible.

Mr. Witkowski made a motion to approve the site plan application, seconded by Ms. Gabel.

Mr. Harrop stated he had no concerns about this property as it met all setback requirements and was located in the middle of nowhere.

Upon review of the fourteen items for procedures and standards for site plan review and after discussion, the following items were noted:

- No SEQR was needed, as it was a Type II action.
- The contour of the land was pretty flat.
- The applicant would need to take erosion control measures.

- The applicant was over 150 ft. from the nearest neighbor.
- All outside lighting should be directed downward.

A roll call vote was taken to approve the site plan. Ayes-5. Nays—0. Absent-1.

Loomis-Konig: Property located at 12113 East Lake Rd., Town of Wayne. Request to add a two story 7 ft. 10 in. addition to existing home.

Mr. Farmer, contract for Loomis-Konig, was present to state the following:

- The owners wanted to expand the existing downstairs laundry room.
- The upstairs addition would allow for a full bath onto the master bedroom.
- No bedrooms would be added.
- The existing septic is approved, as they would not be adding additional bedrooms.
- The addition would sit on poured concrete footing with a full crawl space.
- Proposed work would be 10 to 12 weeks.

Mr. Harrop stated he had no issues with this application as it met all setback requirements and the addition was to an existing building.

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

Upon discussion, the following items were noted:

- No SEQR was needed, as it was a Type II action.
- The proposed addition was well within the setbacks.
- The request is pretty cut and dried.

Upon further discussion, a roll call vote was taken to approve the site plan application. Ayes-5. Nays-0. Absent-1.

Kim Cradduck: Property located at 9917 County Rte. 87, Town of Wayne. Request to place pre-constructed 12 ft. by 24 ft. storage shed on property.

Ms. Gabel made a motion to approve the application as submitted, seconded by Mr. Witkowski.

Mr. Harrop stated he had no concerns with this request as it met all setback requirements.

Upon discussion, the following items were noted:

- No SEQR was needed, as it was a Type II action.
- The building would have no electricity or drive.
- The building would be used only for storage.
- The proposed 4 inches of stone base may not be enough for the wet area they want to place the shed on.

Upon further discussion, a roll call vote was taken to approve the site plan application. Ayes-5. Nays-0. Absent-1.

Mark Solari: Property located at 9032 County Rte. 87, Town of Wayne. Request to construct 12 ft. by 12' deck onto back of existing home.

Mr. Harrop stated the following:

- This was a fairly new pre-made modular home that had sliding glass doors.
- Since a deck is a structure, they needed a permit.
- Due to the ground freezing and thawing, in circumstances, a floating deck is safer.
- He had no concerns with this request.

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

Upon discussion, the following items were noted:

- No SEQR was needed, as it was a Type II action.

Upon further discussion, a roll call vote was taken to accept the site plan application as submitted. Ayes-5. Nays-0. Absent-1.

Mark Rosinski: Property located at 9326 Alderman Rd., Town of Wayne. Request to construct a seasonal 24 ft. by 36 ft. cabin.

Mr. Witkowski made a motion to approve the application as submitted, seconded by Ms. Gabel.

Mr. Harrop stated the following:

- The applicant stated he was a contractor and would be doing his own work.
- There is an approved septic system and well.
- They meet all setback requirements.
- He had no issue with the request.

Upon discussion, the following items were noted:

- It was a Type II action and didn't need a SEQR.
- The proposed structure meets the NYS building code standards.
- It would not impede upon the view shed.

Upon further discussion, a roll call vote was taken to accept the site plan application as submitted. Ayes-5. Nays—0. Absent-1.

COMMUNITICATIONS:

Mr. Carlson inquired about the varying information supplied by the different applicants on their site plan applications.

Mr. Harrop noted that due to the different knowledge abilities of each applicant, there was no logical way to get the same detailed information on each application.

Mr. Neu noted that as long as the Board was able to figure the applicants request, the Board would deal with it.

Mr. Mooney stated the Schuyler County is holding a community meeting about solar power on June 3rd at 7:30PM at the 2 Goats Brewery in Watkins Glen, for those who would like to attend.

Onsite visit:

Mr. Harrop stated the following:

- He visited a site located on County Rte. 87, owned by a Marty Ellis.
- He is currently waiting for the owner to contact him.
- Mr. Kolo, contractor for the owner was notified that a Special Permit was needed.
- Due to the location of the proposed work, it may be located on a Federal Wetland.
- He is currently waiting to hear from Soil and Water.

Ms. Gabel made a motion to adjourn the meeting at 7:56PM, seconded by Ms. Kerrick. Ayes-5.
Nays-0. Absent-1.

Sincerely,

Maureen Kurtz