

MINUTES OF THE TOWN OF WAYNE
PLANNING BOARD
July 6, 2015

Mr. Neu called the public hearing for Deb Kogut/Jim Hillman, Special Permit No. 04SP15, to order at 6:30PM.

Mr. Coots, Contractor for the Kogut/Hillman application was present to represent the Kogut/Hillman application and to answer any questions.

Mr. Coots stated the following:

- The applicants wanted to tear down the existing structure and stairs.
- Demolition would be done off a barge in this Fall.
- Will require excavation on a slope greater than 15%.
- Will require excavation of 100 cubic yards.
- The new structure would be set further back from the Lake.
- Some excavation will be done from the Lower Lake Rd.
- Silt fencing and tarps will be used for erosion control.

Ms. Kurtz stated 11 letters were sent to the neighboring property owners and no responses were received back at this time.

Neighbors Mr. and Mrs. Rickard, stated the following concerns:

- Potential water run-off onto their property.
- Some existing trees that may be taken down.
- Block view of the Lake.

Highway Superintendent Mr. Bauer questioned excavation on the lower Lake Rd.

Mr. Coots stated the following:

- A large excavator would be trucked in when and if necessary.
- Work would be scheduled in September when a lot of lake dwellers would be gone for the season.
- Any road damage would be taken care of per the road use agreement.
- Placement of the new home would allow a better view of the Lake for the neighboring property owners.

Mr. Bauer stated that a road use agreement would need to be signed.

Mr. Neu closed the public hearing for Kogut/Hillman and then opened the public hearing for Thomas and Patricia Hinman.

Mr. Hinman stated the following:

- They bought their property in 2013.
- They wanted to grade an existing slope for improved access and erosion mitigation.
- The total area involved would be 3000 sq. ft.

- Temporary and permanent erosion control measures would be done by using straw bales at the ditch outlet, prompt planting/seeding and mulching of the cut slope.

Ms. Kurtz stated 17 letters were sent to the neighboring property owners and no responses were received back at this time.

Mr. Carlson voiced concern about manmade tampering on a steep slope.

Mr. Bauer stated the following:

- A Road Use Agreement would need to be signed.
- He had no concerns about the application.
- It seemed to be a good project.

Mr. Neu closed the public hearing at 7:08PM and started the July 6, 2015 Planning Board meeting with a roll call of the members.

	PRESENT	ABSENT	LATE ARRIVAL
MEMBERS PRESENT:			
Glenn Neu, Chair	X	—	—
Nancy Gabel	X	—	—
James Hancock	—	X	—
Chris Mooney)	X	—	—
Stan Witkowski, Vice-Chair	X	—	—
Donna Sue Kerrick	X	—	—
Dennis Carlson, liaison	X	—	—
Gill Harrop, CEO	X	—	—
ALSO PRESENT:			
Tim Rickard		Donna Rickard	
Jim Coots		E. David Bauer, Wayne Hwy Superintendent	
Patti Hinman		Tom Hinman	
Deb Kogut		Jim Hillman	

MINUTES:

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

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

NEW BUSINESS:

SPECIAL USE PERMIT NO. 03SP15: Thomas and Patricia Hinman. Property located at 14489 Keuka Village Rd., Town of Wayne. Request to excavate on a slope greater than 15% and excavation of greater than 100 cubic yards.

Mr. Neu explained to those present 4.2 of the Land Use Regulations requiring a motion for the Planning Board to act as the lead agency on the SEQR.

Ms. Kerrick made a motion for the Planning Board to act as the lead agency, seconded by Ms. Gabel. Ayes-5. Nays-0. Absent-1.

Upon review, discussion and completion of Part II of the SEQR, no negative impact was found.

Highway Superintendent Bauer stated it seemed to be a good project and he had no further concerns. Further noting a Road Use Agreement would need to be in place before any permits could be issued.

Ms. Gabel made a motion to approve Special Use Permit NO. 03SP15 as submitted, seconded by Ms. Kerrick.

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

SPECIAL USE PERMIT NO. 04SP15: Deb Kogut/Jim Hillman. Property located at 11945 East Lake Rd., Town of Wayne. Request to excavate on a slope greater than 15% and excavation of greater than 100 cubic yards.

Ms. Kerrick made a motion to have the Planning Board act as lead agency on the SEQR, seconded by Ms. Gabel.

Mr. Neu stated this would be only for the Special Use Permit portion of the application and would need to come back to the Planning Board for site plan review at a later date.

Mr. Bauer stated the following:

- A road use agreement would need to be signed.
- He had no concerns about the application.

Upon review, discussion and completion of the SEQR following numbered questions were answered accordingly:

- 1-3 were No.
- 4 was Moderate. Mitigated by use of tarps and silt fencing during construction, as stated on pages 2 and 5 of applicants' plans.
- 5-8 were No.
- 9 was moderate. Per page 2 and 5 of applicants' plans.
- 10 was Yes. Significant risk that is addressed on pages 2 and 5 of the applicants' plans.
- 11 was No.

Upon further discussion, with the measures outlined, no significant negative impact was found.

Mr. Harrop voiced concern about clay content in the soil and measures that may need to be further addressed. Further noting the applicant needs to get engineers recommendations before work being done.

Mr. Bauer stated if the applicant needed to put in temporary shoring to protect the integrity of the road, it needed to be at the property owners' expense.

Upon further discussion, Ms. Kerrick made a motion to approve Special Use Permit No. 04SP15 with the stipulation that there is a Road Use Agreement in place; and, if temporary shoring is required during construction, it would be at the property owners' expense, seconded by Mr. Witkowski.

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

SITE PLAN APPLICATION(s):

Morten Hallgren dba Ravines: Property located at 14030 Ste. Rte. 54., Town of Wayne. Request to place 24 ft. by 13 ft. 4 in. Wood-Tex storage shed on property.

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

Mr. Harrop stated he had no concerns about this property as it met all setback requirements and for aesthetic reasons, the doors should face towards the back of the property.

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.

Mr. Witkowski recused himself to the voting.

A roll call vote was taken to approve the site plan. Ayes-4. Abstain-1. Nays—0. Absent-1.

Steven and Laurie Mundrick: Property located at 9073 Grove Springs Rd., Town of Wayne. Request to place a 10 ft. by 16 ft. pre-fab Amish shed on land for storage.

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

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.

Mr. Harrop stated he had no issues with the application.

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

Mike Maloney: Property located at 4103 Shorewood Dr., Town of Wayne. Request to add a garage to existing home.

Mr. Harrop stated he had no issues with this application as it met all setback requirements and it wouldn't affect the viewshed.

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

Upon discussion, the following items were noted:

- No SEQR was needed, as it was a Type II action.
- The proposed construction met all the setback requirements.
- The request was 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.

Frank Borkowski: Property located at 9168 W. Waneta Lake Rd., Town of Wayne. Request to add a 61 ft. by 30 ft. addition onto existing structure to be used as a work area with possible winter boat storage.

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

Mr. Neu reviewed with the Board both of Mr. Borkowski's previous Special Use Permits.

Both Ms. Kerrick and Ms. Gabel noted Mr. Borkowski has maintained the boat storage and have no issues with his request.

Mr. Harrop stated it was a sensible request and is an enhancement what is already there.

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.

Thelma Gerow/Richard Rider: Property located at 9392 Grove Spring Rd., Town of Wayne. Request to construct a 14 ft. by 16 ft. run-in shed.

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

Mr. Harrop stated the following:

- They meet all setback requirements.
- The run-in shed was for a rescue horse.
- He had no issue with the request.

Ms. Kerrick noted that supplying water to the horse has been an issue in the past and inquired if any source was being put in the barn.

Upon review of the drawing, none was found at this time.

Upon discussion, the following items were noted:

- It was a Type II action and didn't need a SEQR.

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

COMMUNITCATIONS:

Mr. Carlson inquired about the steps needed to complete the Beisiegel subdivision request.

Ms. Kurtz stated the application must be advertised 10 days prior to the meeting date and the neighboring property owners needed to be notified.

Upon discussion, the Planning Board agreed to hear the Beisiegel subdivision on July 21, 2015 provided the requested survey maps were received prior to the meeting.

Ms. Gabel made a motion to adjourn the meeting at 8:55PM, seconded by Mr. Witkowski. Ayes-5. Nays-0. Absent-1.

Sincerely,

Maureen Kurtz