

MINUTES OF THE TOWN OF WAYNE
PLANNING BOARD
November 2, 2015

Mr. Witkowski called the public hearing for Paul Yankelounas, Subdivision Application No. 0SA66-15, to order at 6:30PM.

Mr. Moon, designated spokesperson for Mr. Yankelounas stated the following:

- They would like to subdivide the 11.30 acre lot into 2 parcels.
- One at 1.74 acre and one at 9.56 acre.
- At this time, one parcel will be sold to the Kirk's.

Ms. Kurtz stated 27 letters were sent to the neighboring property owners and to the Town of Tyrone; with two replies received back at the time of this meeting stating they had no objection.

The following individuals were present to express their concerns:

Mr. and Mrs. Cole stated the following:

- Concern about the possible misplacement of the wooden stakes located along the property line between the two properties.
- They had no issue with the proposed subdivision.

Mr. Carpenter inquired about potential buyers.

Mr. Lyke inquired about what potential buyers could do with the property.

Mr. Harrop stated the following:

- Every community uses a "benchmark" as a starting point.
- The Planning Board needs to presume the certified survey map provided is correct.
- 40, 000 sq. ft. is the minimum lot size in an AG-R district.
- Both parcels are buildable parcels.

Mr. Witkowski stated the following:

- The Planning Board could only address what is on the subdivision application.
- The Land Use Regulations dictates what can be done in each district.
- Depending on the owner wants to do; they would need to go through the process with Code Enforcement Officer for any application.

Ms. Gabel moved to close the public hearing, seconded by Ms. Kerrick. Ayes-4. Nays-0. Absent-2.

The November 2, 2015 Planning Board meeting was opened at 6:50PM with a roll call of the members.

MEMBERS PRESENT:	PRESENT	ABSENT	LATE ARRIVAL
Glenn Neu, Chair		X	
Nancy Gabel	X		
James Hancock		X	

Chris Mooney	<u>X</u>		
Stan Witkowski, Vice-Chair	<u>X</u>		
Donna Sue Kerrick	<u>X</u>		
Dennis Carlson, liaison	<u>X</u>		
Gill Harrop, CEO	<u>X</u>		

ALSO PRESENT: Candy Dietrich Kathy Huey
Robert Carpenter Maureen Tuite
Dawn Coles James Coles
Myron White Micky Cuer
Mark Moon John Vang
Tom Mike Robin Mike
Don Jefferds Peg Jefferds
Jon Serdula Autumn Serdula
Ryan Wallace, Quiksolar Rep.

MINUTES:

Mr. Mooney made a motion to approve the October 5, 2015 minutes as submitted, seconded by Ms. Kerrick.

A roll call vote was taken.

Vote Record	Yes/Aye	No/Nay	Abstain	Absent
Glenn Neu, Chair	—	—	—	X
Nancy Gabel	X	—	—	—
James Hancock	—	—	—	X
Donna Sue Kerrick	X	—	—	—
Chris Mooney	X	—	—	—
Stan Witkowski	X	—	—	—

Ayes-4. Nays-0. Abstain-0. Absent-2.

NEW BUSINESS:

SUBDIVISION APPLICATION SA66-15: Paul Yankelunas. Property located across W. Waneta Lake Rd. from 8885 W. Waneta Lake Rd., Town of Wayne. Request to subdivide into 2 parcels.

This application was reviewed as a prelim at the September 14, 2015 meeting and a SEQR was done at that time.

At that time the applicant was requested to have a completed survey map certified by a licensed surveyor along with items B, F, G, H and N addressed per requirements for a Minor Subdivision as stated in Section 3.3.2.

Upon further discussion, Ms. Kerrick made a motion to approve Subdivision Application SA66-15 as submitted, seconded by Mr. Mooney.

A roll call vote was taken. Ayes-4. Nays-0. Absent-2.

SITE PLAN APPLICATION(s):

Myron White: Property located at 12010 East Lake Rd., Town of Wayne. Request to add a 14 ft. by 40 ft. shed roof onto an existing pole barn.

Ms. Gabel made a motion to accept the application as submitted, seconded by Ms. Kerrick.

Mr. White was present to state it would be used for the storage of his boat.

Mr. Harrop stated the following:

- It met all setback requirements.
- He had no issue with this application.
- The ground was fairly level.

Mr. Witkowski stated it was a type II action so no SEQRA was needed.

Upon further discussion, a roll call vote was taken to approve the site plan. Ayes-4. Nays-0. Absent-2.

Mr. Witkowski recused himself for the rest of the site plan applications and Mr. Mooney took over.

Larry Day: Property located at 9623 County Route 87. Request to construct a ground mounted solar array consisting of 2 arrays, 2 rows each, 15 panels long, 60 panels total.

Ryan Wallace of Qwicksolar, LLC was present to represent Mr. Day and to answer any questions.

Ms. Gabel made a motion to accept the application as submitted, seconded by Ms. Kerrick.

Mr. Harrop stated the following:

- It met all the setback requirements.
- View shed wasn't an issue, as the proposed site wasn't visible from any angle.
- He had no issue with the application.

Upon review and discussion of the proposed site plan as roll call vote was taken. Ayes-3. Nays-0. Recuse-1. Absent-2.

John Vang: Property located at 9425 Day Rd., Town of Wayne. Request to construct a ground mounted solar array consisting of 1 array, 2 rows each, 18 panels long, 36 panels total.

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

Mr. Harrop stated the following:

- The proposed plan met all zoning requirements.
- The ground was level.
- Due to the property bordering 2 County roads, view shed may be an issue due to glare.
- Site of the panels could be objectionable.

Ryan Wallace of Qwicksolar stated the following:

- The panels are 8 1/2 ft. tall and 3 1/2 ft. off the ground.
- Panels are set at a 30 degree angle to minimize any glare.
- Panels are designed not to be highly reflective, as their intent is to capture as much sun as possible.
- Framing is of brushed aluminum to minimize any glare.
- Glare is not an issue with drivers driving on the roads and is less reflective than the Lake or window glass coming off homes.
- In order not to stand out, some landscaping could be incorporated by the owner.

Mr. Mooney stated each case would need to be addressed as a case by case application, due to the difference in each of the districts within the Town.

Upon further discussion, a roll call vote was taken. Ayes-3. Nays-0. Recuse-1. Absent-2.

Stan Witkowski: Property located at 9241 Hines Rd., Town of Wayne. Request to construct a ground mounted solar array consisting of 1 array, 2 rows each, 24 panels long, 48 panels total.

Ms. Kerrick moved to accept the application, seconded by Ms. Gabel.

Upon discussion, Planning Board stated the following concerns:

- Due to the slope, how the unit would be tied in.
- How high would the panels need to be from the ground.
- How much excavation.
- Viewshed.

Mr. Wallace stated the following:

- The unit was 65 ft. from the center of the road and it would be more noticeable next to the unit.
- Due to their location, view shed wasn't a problem since it was so far back.
- The verticals would be 13 ft. in height.
- There would be no excavation, as the pilings were driven in by a hydro impact ram.
- 90% of power is produced between March to October.
- Light snow brushes off the panels and heavier snow may take a while to melt off.

Upon further discussion, a roll call vote was taken. Ayes-3. Nays-0. Recuse-1. Absent-2.

COMMUNICATIONS:

Mr. Serdula was present to state the following:

- He came to the August 18, 2015 Planning Board meeting with a prelim subdivision application.
- The Planning Board at that time thought it may be considered a lot line adjustment.
- He applied for a Variance seeking a lot line adjustment in an AG-R for an undersized lot on October 8th.
- The Zoning Board of Appeals stated it wasn't a lot line adjustment and in order to hear the variance, would need a written recommendation from the Planning Board regarding the subdivision request.
- He had been in contact with Mr. Neu regarding his request to subdivide a parcel into 2 lots, making one an undersized parcel and was told to come to tonight's meeting.
- He would like to know what is the minimum size lot in an AG-R.

Mr. Harrop stated:

- Whether it is a dwelling or not, the minimum size in an AG-R district is 40,000 sq. ft.
- A property may be in two districts and have only one tax parcel number.
- Joined together, the total parcel would be 21,000 sq. ft.

Mr. Witkowski suggested Mr. Serdula be put on the Planning Board agenda for December 7th.

Ms. Kerrick made a motion to review Zoning Board variance application along with the survey, seconded by Ms. Gabel.

A roll call vote was taken. Ayes-4. Nays-0. Absent-2.

Mr. Witkowski stated he would be in contact with Mr. Neu concerning Mr. Serdula's request to be heard for a subdivision.

As there was no other business at this time, Ms. Gabel made a motion to adjourn the meeting at 8:13PM, seconded by Ms. Kerrick.

Sincerely,

Maureen Kurtz