

MINUTES OF THE TOWN OF WAYNE
PLANNING BOARD
April 4, 2016

The April 4, 2016 Planning Board meeting started with a roll call of the members.

<u>MEMBERS PRESENT:</u>	<u>PRESENT</u>	<u>ABSENT</u>	<u>LATE ARRIVAL</u>
Glenn Neu, Chair	<u>X</u>	<u> </u>	<u> </u>
Nancy Gabel	<u> </u>	<u>X</u>	<u> </u>
James Hancock	<u> </u>	<u>X</u>	<u> </u>
Chris Mooney	<u>X</u>	<u> </u>	<u> </u>
Jon Serdula	<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> </u>	<u>X</u>	<u> </u>

ALSO PRESENT

MINUTES:

Mr. Mooney made a motion to approve the March 1, 2016 minutes as presented, seconded by Mr. Witkowski.

An aye vote was taken.

<u>VOTE RECORD:</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Glenn Neu	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Nancy Gabel	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
James Hancock	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
Donna Sue Kerrick	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Chris Mooney	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Jon Serdula	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Stan Witkowski	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Ayes-5. Nays-0. Abstain-0. Absent-2.

NEW BUSINESS:

SITE PLAN APPLICATION(s):

Mark Salisbury: Property located at 9531 Crystal Beach Rd., Town of Wayne. Request to demolish existing cottage and construct new home.

This application was heard and approved as Variance Application 08V15 on March 10, 2016 by the Zoning Board of Appeals.

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

Upon discussion, it was noted that the road may need to be maintained by the applicant and monitored by Crystal Beach Association since it is a private road.

Upon further discussion and after reviewing elements 1 through 14 of the site plan requirements, the following items were found lacking:

- #1. Map of the applicants entire parcel drawn to scale with North arrow and legend.
- #3. A topographical map.
- #9. Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls, fences and utility lines.
- #13. General landscaping plan and planting schedule with location and proposed development of all buffer areas, including existing vegetative cover.
- #14. Location and design of outdoor lighting facilities and effects if any on surrounding properties.

After further discussion, a roll call vote was taken to table the site plan application until the lacking items are provided. Ayes-5. Nays-0. Absent-2.

Chris Robinson: Property located at 9386 Wixson Rd., Town of Wayne. Request to place a 8 ft. by 12 ft. shed on property and enclose existing porch.

This application was heard and approved as Variance Application 01V16 on March 10, 2016 by the Zoning Board of Appeals.

Ms. Kerrick made a motion to accept this application as submitted, seconded by Mr. Witkowski.

Upon review of the application and discussion, the following items were noted:

- It was determined to be a Type II action and didn't require a SEQR.
- It fell within the guidelines of a shed.

Upon further discussion, a roll call vote was taken to approve the site plan application. Ayes-5. Nays-0. Absent-2.

Charles Frysinger: Property located at 9499 Crystal Beach Rd., Town of Wayne. Request to repair foundation, remodel second floor and add front porch.

This application was heard and approved as Variance Application 02V16 on March 10, 2016 by the Zoning Board of Appeals.

Mr. Witkowski made a motion to accept the application as submitted, seconded by Mr. Serdula.

Upon discussion, the following items were found lacking in the supplied information:

- The overall height and exterior dimensions, from grade to peak.
- Whether there is a road use agreement with the Crystal Beach Association since it is a private road.
- How water runoff would be maintained from the new structure in order not to affect the neighboring properties.

Upon further discussion and further review of elements 1 through 14 of the site plan requirements, the following items were found lacking: #4, #9, #13 and #14.

A roll call vote was taken to table the site plan application as submitted until the lacking items were provided. Ayes-5. Nays—0. Absent-2.

COMMUNICATIONS:

- Some of the Planning Board members attended training at Corning Community College.
- All who attended stated the classes were informative with regards to such topics as form base codes, what constitutes Ag districts and Land Trusts.
- Case laws should be reviewed to better facilitate requests that may come up.
- There is a definite need for an Ag overlay.

Mr. Neu attended a meeting on Thursday with the Attorney and some others regarding Town Law, the current Land Use Regulations regarding precedents and the need to be consistent.

Mr. Neu also stated the Planning Board was already doing a lot of the items that were discussed at the meeting.

Ms. Kerrick made a motion to adjourn the meeting at 8:42PM, seconded by Mr. Witkowski. Ayes-5. Nays-0. Absent-2.

Sincerely, Maureen Kurtz