

MINUTES OF THE TOWN OF WAYNE  
PLANNING BOARD  
September 12, 2016

The September 12, 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		X	—	—
Nancy Gabel		X	—	—
Chris Mooney		X	—	—
Jon Serdula		X	—	—
Stan Witkowski, Vice-Chair		X	—	—
Donna Sue Kerrick		X	—	—
Dennis Carlson, liaison		X	—	—
Gill Harrop, CEO		X	—	—
<u>ALSO PRESENT:</u>	Carol Englert		Jeff Martin	
	Ray Blanchard		Frank Borkowski	
	Jeff Kerrick			

**MINUTES:**

Ms. Kerrick made a motion to approve the August 16, 2016 minutes as amended, seconded by Mr. Witkowski.

A roll call vote was taken.

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

Ayes-5. Nays-0. Abstain-1. Absent-0.

**NEW BUSINESS:**

**SITE PLAN APPLICATION(s):**

**Frank Borkowski:** Property located at 9168 W. Waneta Lake Rd. Request to place a 28 ft. by 31 ft. pre-manufactured carport on property.

Mr. Harrop stated the following:

- The proposed placement of the carport met all setback requirements.
- Placement of the structure changed from back of the existing barn to the side of the barn.
- Viewshed maybe an issue.

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

Mr. Borkowski was present to state the following:

- The proposed location change was twofold:
  - a) Do to the slope of the land behind the barn; he would need around 100 cubic yards of fill.
  - b) Placement of the structure next to the barn would be more efficient for both cost and better allowance for the flow of work.

Mr. Neu stated the following:

- Proposed placement of the carport could cause scenic view obstruction along County Route 97 and due to recent litigation and current training, viewshed has become an issue.
- Recommend the applicant conduct a balloon test to see if viewshed is a potential issue.

Ms. Kerrick recused herself from the table and read a letter stating the farmhouse and barn were constructed in the 1800's, and at that time they were offset from each other in order to have a view of the Lake. She further offered to help with placement of the fencing.

Mr. Borkowski stated of the cost of fill was an issue and noted that the viewshed issue seemed hard to meet in all areas around the Lake.

Mr. Harrop stated the DEC has a suggested 30 question formula to access the visual impact of a proposed project and is able to give a summary based on what the percentage is. However, it isn't a regulation, nor is it enforced by them or us..

Ms. Englert stated her home was located behind the barn and didn't want to see more construction looking up towards the barn.

Mr. Neu read from Section 3.8.3 of the LUR regarding excavation and inquired about the timeline.

Mr. Borkowski stated due to the lateness of the year, he would not do anything until next year.

Ms. Gabel made a motion to table the site plan application until October 3<sup>rd</sup>, seconded by Mr. Serdula.

An Aye vote was taken. Ayes-6. Nays-0.

Upon discussion, the following items were requested from Mr. Borkowski prior to the next meeting:

- A budgetary number regarding the cost of placing the carport in each of the proposed sites.
- Do a balloon or pole test for the view shed issue.
- Need a further detailed topographical map of the proposed site.

Upon further discussion, Mr. Neu stated he would contact the Attorneys and get their recommendation on the viewshed issue.

**Raymond Blanchard:** Property located at 10084 Marilena Point. Request to remodel existing home.

Mr. Harrop stated the following:

- The proposed construction met all the setback requirements.
- There is an approved septic system.
- It would not impact the viewshed of the Lake, as the addition is on the roadside and the applicant has the room to expand.
- He has no issue with this request.

Ms. Gabel made a motion to accept the site plan application, seconded by Ms. Kerrick.

Upon discussion, the following items were noted:

- It was a Type II action and no SEQR was required.
- It met the lot size requirements for that district.
- Viewshed wasn't an issue.
- The application was pretty straight forward.

A roll call vote was taken.

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

Ayes-6. Nays-0. Abstain-0. Absent-0.

## **COMMUNICATIONS:**

### **SOLAR WORKSHOP:**

The following members attended the Solar Workshop:

Planning Board members: Nancy Gabel, Chris Mooney and Stan Witkowski

Zoning Board members: Candy Dietrich and Wayne Hand

Mr. Mooney shared a brief summary of the information provided at the workshop held on August 24<sup>th</sup>:

- The Town could qualify for \$2500 to help hold informational meetings in our area.
- The Geneva Town Law regarding solar sites that may be a model for Wayne to use.
- The growing field of solar energy and the need for the Planning and Town Board be ready to address solar request as they come in.

Mr. Witkowski stated the need for a unified solar permit.

Mr. Neu suggested LULA may be a place to introduce the visual impact issue, since it incorporates all the Towns around the Lake.

Ms. Gabel made a motion to adjourn the meeting at 8:27PM, seconded by Mr. Witkowski. Ayes-6. Nays-0.

Respectfully, Maureen Kurtz