

TOWN OF WAYNE PLANNING BOARD

August 8, 2022

The regular meeting of the Planning Board was called to order at 7:00 pm.

In attendance: David Bauer, Chuck Vail, K. Leiderbach, Nadia and Anis Fadul, Mrs. O'Connell, Dave and Wendy Altamura, Rich Brainerd, Lori Brainerd.

	Present	Absent	Late
Roll Call			
Stan Witkowski	X	—	—
Nancy Gabel	X	—	—
Donna Sue Kerrick	X	—	—
Chris Mooney	X	—	—
Shonna Freeman	—	X	—
Scott Hendershott	X	—	—
Don Robbins, alt	—	X	—
Gill Harrop	—	X	—

MINUTES:

Ms. Kerrick made a motion to accept the minutes of June 13, 2022 meeting. Mr. Hendershott seconded the motion. Motion approved.

AGENDA REVIEW

The subdivision review for Beverly Allen and Lori Lynn Beach was withdrawn.

PUBLIC HEARING:

Public Hearing Site Plan review 047-22 Anis Fadul, Property Tax ID # 077.12-01-007.000 located at 12444 East Lake Road Town of Wayne. Site plan review for residence. LS-1

Mr. Witkoski opened the public meeting. He asked for comments from the public on the matter of the Fadul proposal. Mr. Fadul shared the plans to replace the existing main home with a new structure that will meet all current codes. Mr. Witkowski commented that setbacks are all conforming with no viewshed issues as the new structure is slightly further back than the existing house. The Vails and Ms. O'Connor both spoke in favor of the project. Public comments were closed.

Mr. Witkowski stated that as a type II action, SEQR is waived. Ms. Gabel asked if the existing guest home had a separate septic? Yes, it does, though new system will be designed to handle both homes if ever necessary. Mr. Hendershott asked where the excavated dirt was to be placed. Mr. Fadul said it would be spread onsite to level out some areas. All Drainage issues have been addressed in the plans.

Mr. Hendershott made a motion to approve the site plan (47-22) as presented. Motion passed unanimously.

Public Hearing Site Plan review 054-22 Marlene Douglas, Property Tax ID # 078.16-03-009.000 located at 19560 Brandywine Town of Wayne. Site plan review for residence. LS-3

No representatives were present. Mr. Witkowski indicated the board could continue to review without representation. Public Comments opened. No comments were offered. Public comments closed. As a Type II action, no SEQR is required. The plans indicate all setbacks are conforming. The plot is not on a steep slope. No viewshed issues are presented. No need to refer to the County for review.

Ms. Gabel a motion to approve the site plan (54-22) as presented Mr. Hendershott seconded. Motion passed unanimously.

NEW BUSINESS:

Preliminary Site Plan Review Dave Altamura, Tax Id# 064.08-01-045.000 located at 14663 Keuka Village Rd. seeking to build a new garage with living space LS-2.

A discussion ensued on a proposed plans to build a garage with a guest house on the second floor. As proposed, it would be nearly 1,500 square feet of living space. Mr. Witkowski indicated that a guest house is currently limited to 500 square feet of living space. Currently there are setback issues on all sides and the height exceeds current LUR standards. While a good portion of the plot is flat, there may be steep slope issues and concern over proximity to the gully. Mr. Witkowski also suggested a conversation with the Highway Superintendent to check on any culvert issues. Mr. Altamura was directed to continue to refine the plans and consult with the Code Enforcement Officer.

OLD BUSINESS:

Mr. Witkowski shared that the Code Enforcement Officer reports that Mr. Nelson has complied with the conditions placed on pending approval for his tiny house/RV.

Ms. Gabel motioned to adjourn; Mr. Mooney seconded. Adjourned at 8:15 PM

Respectfully Submitted,

Amy Gush
Board Secretary