

## TOWN OF WAYNE PLANNING BOARD

February 13, 2022

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

In attendance: Tom Freeman, Donna Sue Kerrick, David Bauer, Dan Yanosh, Kathryn Starr

	Present	Absent	Late
<b>Roll Call</b>			
Stan Witkowski	X	—	—
Nancy Gabel	X	—	—
Chris Mooney	X	—	—
Shonna Freeman	X	—	—
Scott Hendershott	—	X	—
Don Robbins	X	—	—
Gill Harrop	—	X	—
Karen Doucette, Alt.	X	—	—
Joyce Plaisted, Alt.	X	—	—

### **MINUTES:**

Mr. Mooney made a motion to accept the minutes of January 9, 2022 meeting. Ms. Gabel seconded the motion. Motion approved.

### **AGENDA REVIEW**

No changes to the agenda as presented.

### **NEW BUSINESS:**

The planning board welcomed two new alternate members, Karen Doucette and Joyce Plaisted.

### **Preliminary Site Plan Review**

**Donna Sue Kerrick**, Tax Id# 092.00-01-013.100 located at 9169 West Waneta Lake Road  
Subdivision of current lot in HC-2 district.

Ms. Kerrick presented her plan to the board for initial consideration and comment. The new lots will be conforming to the current zoning for the area. Mr. Witkowski made a motion for the Planning Board to act as the lead agency for SEQR review, Ms. Gabel seconded the motion. Motion passed. Following the SEQR analysis, no adverse conditions were identified. No other concerns or questions were voiced by the board.

Ms. Kerrick's application is complete and she was instructed to bring at least 4 copies of an official survey of the subdivision to the next meeting. A public hearing will be scheduled for the March meeting.

### **Public Hearing – Site Plan Review**

**QKA Split Rock LLC**, Tax Id # 064.08-014-210 located at 15119 State Route 54. Final review and approval of Site Development Plan of single-family home in LR 2.

Mr. Freeman presented the plans to build a single family home. The home is being built by BOCES students and will be brought into the site for placement on the foundation. Ms. Gabel made the motion to accept the application. Mr. Mooney seconded the motion. The board took up the issue.

The plan is to place this home, which meets all setbacks and coverage limits on one of the several adjacent lots Mr. Freeman owns. In successive years, other homes are planned for the additional lots. Each home will have its own water line from Keuka Lake and septic system.

Public Comments opened. Ms. Starr inquired about the size of proposed house. Which Mr. Freeman indicated that it would be about 1500 sq ft. Mr. Witkowski reminded the audience that the subdivision was completed years ago and the conversation tonight is only focused on the site plan for the current proposed home.

Public Comments closed.

Some of the area is a steep slope and Mr. Witkowski asked about drainage and erosion control. Mr. Yarnosh the engineer for the project assured Mr. Witkowski that the plans addressed these concerns. There are no setback or viewshed issues with the proposed build.

As this is a type II action, no SEQR is required.

Mr. Robbins asked about the lake access indicated on the survey. Mr. Freeman shared that is only an easement for the waterlines running up to the land. Mr. Witkowski confirmed that driveway access will use existing driveways. The plan as presented also has plenty of parking for the home.

Mr. Mooney called the question to approve the application. The application was unanimously approved.

**OLD BUSINESS:**

**Other:** There will be a meeting on short-term rentals on April 24, 2023 in Penn Yan. More information to follow.

A training day at Corning Community College will be held this Spring. Board members who wish to attend can register themselves and will be reimbursed by the town. Email with details previously sent.

Ms. Gabel motioned to adjourn; Mr. Hendershott seconded. Adjourned at 7:40 PM

Respectfully Submitted,

Amy Gush  
Board Secretary