

TOWN OF WAYNE PLANNING BOARD

March 13, 2022

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

In attendance: Donna Sue Kerrick, David Bauer, Dave and Karen Chapman, Steve Bloom, Kathryn Starr on zoom.

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

MINUTES:

Mr. Mooney made a motion to accept the minutes of February 13, 2022 meeting as corrected. Ms. Gabel seconded the motion. Motion approved.

AGENDA REVIEW

No changes to the agenda as presented.

NEW BUSINESS:

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 final consideration and comment. The new lots will be conforming to the current zoning for the area.

Ms. Kerrick's application is complete and she brought several copies of an official survey of the subdivision.

A public hearing opened. At 7:03 pm. No letters, emails or comments were offered. Public comments closed.

Mr. Witkowski reviewed the application once again and declared it complete with a negative SEQR declaration.

Ms. Gabel made a motion to approve the subdivision application as presented. Mr. Robins seconded the motion. Motion was unanimously approved. Mr. Witkowski stamped the surveys and Ms. Kerrick was directed to file copies with the county.

Public Hearing – Site Plan Review

Karen and Dave Chapman, Tax Id # 064.08-01-011.000 located at 15233 State Route 54. Final review and approval of Site Development Plan of single-family home in LR 2.

Mr. Chapman presented the plans to build a single-family home. Mr. Mooney made the motion to accept the application. Ms. Plaisted seconded the motion. The board took up the issue.

The plan is to place build a single-family home, which meets all setbacks and coverage limits on the lot.

Public Comments opened at 7:10 pm. No comments, mail or email were shared. Public Comments closed.

As this is a type II action, no SEQR is required. The lot is fairly level and steep slope requirements are not a concern.

Mr. Witkowski asked if the Chapmans had secured approval for the driveway off of St Rt. 54 from the NY DOT? Mr. Chapman said they had approval and permits for the drive.

Septic design is complete and approved by KWIC.

The board members did not raise any additional concerns.

Mr. Witkowski stated that there were no viewshed issues with the proposed plan. He did go onto ask about plans for water drainage down slope going toward the lake. He counseled the Chapmans to speak with the town Highway Superintendent about the down slope drainage and mitigating any impact on the lower lake road or the neighbors below. One last reminder was that all outdoor lighting must point downward.

The county does not need to review the plans as this action is covered by the pre-existing MOU between the town and county.

Mr. Robbins made a motion to approve the plans as presented. Mr. Mooney seconded the motion. The motion was unanimously approved.

OLD BUSINESS:

Other: There will be a meeting on short-term rentals on April 24, 2023 from 5 to 8 pm at the Yates County building in Penn Yan.

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. Gush will order the short course books for planning and zoning board members. There is a quiz that can be completed to certify for education credits.

The meeting was adjourned at 7:35 pm.

Respectfully Submitted,

Amy Gush, Board Secretary