

**TOWN OF WAYNE PLANNING BOARD**

August 14, 2023

The regular meeting of the Planning Board was called to order at 7:05 pm.

In attendance: David Bauer, Mark Hufnagel, Penny Barden, Mike ad Elaine Jakubowski, b. Russell. Bill Grove.

	Present	Absent	Late
Roll Call			
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:**

Ms. Gabel made a motion to accept the minutes of the June 7,2023 meeting. Mr. Hendershott seconded the motion. Motion approved. Ms. Gabel abstained.

**AGENDA REVIEW**

No changes to the agenda as presented.

**NEW BUSINESS:**

**Site Plan Review: Mark Hufnagel** Property Tax ID #077.08-01-015.000, 13215 St. Rt. 54, Town of Wayne in LR-1 Sec 3.A.4.5 pre-existing, non-conforming, and height over 34'. Tear down and build new home.

Ms. Gabel made a motion to accept the Hufnagel site plan for consideration. Mr. Hendershott seconded the motion.

Mr. Witkowski asked if Mr. Hufnagel had satisfied the neighbors' concerns that had been identified in the previous iterations of the plan. Mr. Hufnagel said yes, the house has been moved back from the lake shore and sight lines are clear. That increased the setbacks and variances were approved at the previous zoning meeting.

At 7:09 PM Public Comments opened. Hearing no comments nor receiving any letters of concern; the Public Comments closed.

Mr. Witkowski reviewed the plans. He indicated that the engineering and the plans seemed to be well prepared. Water drainage has been addressed. Viewshed issues resolved.

As this is a Type II action SEQR can be waived. Mr. Witkoski asked about the mature trees on the property line. All care will be taken to try to save the trees.

Mr. Hendershott asked if NYSEG had approved the current plans? Mr. Hufnagel indicated he has contacted NYSEG, though it was difficult. NYSEG will send someone out to survey once the construction begins.

Nancy Gabel made a motion to approve the application. Mr. Hendershott seconded. The motion was approved unanimously.

**Site Plan Review Penny Barden** Property Tax ID #064.14-02-005.000, 10155 Wine Country Lane, Town of Wayne in LR-2 Nonconforming structure expansion and setback relief. Tear down and build new home.

Mr. Mooney made a motion to consider the Site Plan as presented. Nancy Gabel Seconded the motion.

Mr. Witkowski opened public comments at 7:21 PM. Jeff Balta, the neighbor to the east had a concern about protecting a big tree on the lot during construction. Ms. Barden's builder indicated that all care would be taken to protect the tree as much as possible during construction. Mr. Balta indicated that he supported the project. No other comments or correspondence were offered.

At 7:25 PM Public comments closed. Board consideration commenced.

As this is a Type II action SEQR is waived. No viewshed issues are presented.

The existing garage will be removed and the orientation of the footprint will be aligned to be parallel to the lot lines. This will improve the setbacks though they are still narrow. The necessary variances for the build were approved at the August 7 Zoning Meeting.

Mr. Hendershott asked if the septic plans were approved? Yes, KWIC has approved the plans.

Ms. Gabel called for approval of the application. The motion passed. Plan approved.

**Site Plan Review Jakubowski** Property Tax ID #105.00-03-035.620, 9256 County Route 87, Town of Wayne in AG-R Nonconforming structure expansion and setback relief. Build new home.

Mr. Jakubowski presented the plan. Mr. Mooney made a motion to consider the Site Plan as presented. Mr. Hendershott seconded the motion.

At 7:34 PM Public Comments Opened. No comments, letters or emails were presented. Public Comments closed.

Mr. Witkowski reviewed the plan. There are no setback issues. SEQR will be waived as this is a Type II action.

The domestic water is from an existing well. The plot is flat. County review is waived due to the agreement between the Town and County Planning Department

Ms. Gabel made a motion to accept the plan. Motion passed. Plan approved.

**OLD BUSINESS:**

No old business on the docket.

Mr. Hendershott made a motion to adjourn. Ms. Gable seconded. Motion approved. The meeting was adjourned at 7:48 pm.

Respectfully Submitted,

Amy Gush, Board Secretary