

TOWN OF WAYNE PLANNING BOARD

October 9, 2023

Draft

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

In attendance: David Bauer, Jason Harvey, Chris Cermak

	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	

MINUTES:

Mr. Mooney made a motion to accept the minutes of the September 18, 2023 meeting. Mr. Hendershott seconded the motion. Motion approved.

AGENDA REVIEW

No changes to the agenda as presented.

NEW BUSINESS:

Public Hearing Minor Subdivision: Karol Harvey Property Tax ID 120.00-01-021.111, 8272 CR 96, Town of Wayne in HC-2 simple subdivision.

The board members reviewed the application. Jason Harvey was representing Karol Harvey. Mr. Harvey explained the proposed subdivision which is to divide the lot into two with an east/west line bisecting the pond. He reiterated that the new subdivided lots will be large enough to be conforming. The pond would be a shared resource between the new lots. The pond is not a New York recognized wetland.

Public Comments opened and no comments, letters or emails were presented.

Mr. Witkowski asked if the board members had any additional questions on the proposed action. They did not. Mr. Witkowski reviewed the application and declared it complete with all requirements met for the subdivision.

Mr. Hendershott made a motion to approve the subdivision as presented on the plot. Mr. Mooney seconded. The subdivision was approved. Mr. Witkowski stamped the plot plans and directed Mr. Harvey to file them with Steuben County.

Preliminary Subdivision Review: Chris Cermak Property Tax ID 105.00-03-033.00 9475 County Route 87, Town of Wayne, Hillside Conservation.1

Mr. Cermak wished to subdivide a 19.68-acre plot into 3 parcels. Each parcel will be conforming to current LUR standards.

Mr. Mooney asked about the 50ft right of way to an interior proposed lot. The right of way will be included on the new plot map and connects to State Route 87. Mr. Witkowski reviewed the buildable land calculations and they are acceptable. He then declared the Town of Wayne Planning Board as the lead agency for completion of the SEQR. The board agreed to be lead agency.

No adverse environmental conditions were identified during completion of Part II of the SEQR. Mr. Cermak was given direction to get a complete and final survey of the proposed division and give timely notice (two weeks) before he desires to appear at the next meeting.

OLD BUSINESS:

Mr. Hendershott made a motion to adjourn. Mr. Mooney seconded. Motion approved. The meeting was adjourned at 7:35 pm.

Respectfully Submitted,

Amy Gush, Board Secretary