

MINUTES OF THE TOWN OF WAYNE
PLANNING BOARD
October 6, 2014

Mr. Neu called the **public hearing for Teresa and Philip Jacobus**, Subdivision Application No. SA61-14, to order at 6:30PM.

Ms. Erdle was present representing the Jacobus application and stated the reason for the odd line on the survey map was for the entire pond to be located on the one lot.

Mr. Neu opened the floor for comments.

No one was present to express any concern about this subdivision.

Ms. Kurtz stated 9 letters were sent with no responses received back at this time.

Ms. Gabel moved to close the public hearing, seconded by Mr. Witkowski. Ayes-5. Nays-0.

Mr. Neu called the **public hearing for Richard and Margaret Morrison**, Subdivision Application No. 62-14, to order at 6:45PM.

Mr. and Mrs. John McGuire were present to review the proposed subdivision further noting they had no objection.

No one else was present to express any concern.

Ms. Kurtz stated 14 letters were sent with no responses received back at this time.

Mr. Witkowski moved to close the public hearing, seconded by Ms. Gabel. Ays-5. Nays-0.

Mr. Neu opened the **public hearing for Jeffrey and Donna Sue Kerrick**, Special Permit No. 03SP14 at 7:00PM.

Ms. Kerrick stated they wanted to construct a farm pond for the purpose of a controlled water source for their cattle by piping via the pond to water troughs. They needed a Special Permit as the proposed pond is 8 ft. deep and 1/4 acre in size.

Jonathan Bates of Soil and Water was present to answer any questions about the proposed project and stated the following:

- Soil and Water may need to have a fee of \$500 to \$700 for designed drawings placed on landowners wanting recreational ponds constructed on their properties.

Mr. Neu reviewed section 7.2(2) referencing Farm Ponds, further noting requiring designed plans by Soil and Water or an engineer is to lessen potential pond damage onto neighboring properties.

No one was present to express any concern about this application.

Ms. Kurtz stated 7 letters were sent and no responses received back at this time.

Ms. Gabel made a motion to close the public hearing, seconded by Mr. Witkowski. Ayes-4. Nays-0. Abstain-1.

Mr. Neu called the October 6, 2014 Planning Board meeting to order at 7:08PM with a roll call of the members.

	PRESENT	ABSENT	LATE ARRIVAL
MEMBERS PRESENT:	Glenn Neu, Chair <u>X</u>	_____	_____
	Nancy Gabel <u>X</u>	_____	_____
	James Hancock _____	<u>X</u>	_____
	Chris Mooney <u>X</u>	_____	_____
	Stan Witkowski, Vice-Chair <u>X</u>	_____	_____
	Donna Sue Kerrick <u>X</u>	_____	_____
	Dennis Carlson, liaison <u>X</u>	_____	_____
	Gill Harrop, CEO _____	<u>X</u>	_____
ALSO PRESENT:	Anna Erdle John McGuire Jeffrey Kerrick Tim Putney Candy Dietrich	Dave Bauer Kathy McGuire Jonathan Bates Shirley Putney	

MINUTES:

Mr. Mooney made a motion to approve the September 8, 2014 minutes as submitted, seconded by Mr. Witkowski.

A roll call vote was taken. Ayes-5. Nays-0. Abstain-0. Absent-1.

NEW BUSINESS:

SUBDIVISION APPLICATION SA61-14: Teresa and Philip Jacobus. Property located at 8284 Whitehead Hill Rd., Town of Wayne. Request to subdivide into two parcels.

Mr. Witkowski made a motion to approve Subdivision Application No. SA61-14 as submitted, seconded by Ms. Gabel.

Upon the Planning Board's review and subsequent discussion, the following items were noted:

- On September 8, 2014. The application was reviewed as a preliminary and determined to be a minor subdivision and a SEQR was performed at that time.
- On October 8, 2014. The Board determined no significant changes were noted on review the certified survey map.
- Mr. Neu checked both Ag and Rural on #4 of the SEQR.
- It was noted once the subdivision was approved, they had 90 days to file with Steuben County.

A roll call vote was taken. Ayes-5. Nays-0. Abstain-0. Absent-1.

SUBDIVISION APPLICATION SA62-14: Richard and Margaret Morrison. Property located along Keuka Hill and Silsbee Rd., Town of Wayne. Request to subdivide into two parcels.

Ms. Kerrick made a motion to approve Subdivision Application No. SA62-14 as submitted, seconded by Mr. Witkowski.

Upon discussion, the following items were noted:

- September 8, 2014. This application was approved as a preliminary and SEQR was performed.
- The sluice for the lot is already in.
- There are no outstanding changes.

A roll call vote was taken. Ayes-5. Nays-0. Abstain-0. Absent-1.

SPECIAL PERMIT APPLICATION NO.03SP14: Donna Sue and Jeffrey Kerrick. Property located at 9169 W. Waneta Lake Rd., Town of Wayne. Request to construct a farm pond.

Ms. Kerrick recused herself from the Board at this time.

Ms. Kerrick stated the following:

- They would be removing first the topsoil to clay, then replacing and repacking the clay.
- Test holes were done by Soil and Water.
- Mr. Hendershot who works both in Schuyler and Steuben County, will be their contractor for putting in the pond.
- Cattle wouldn't have access to the pond.

Ms. Gabel made a motion to approve the application as submitted, seconded by Mr. Witkowski.

Mr. Neu reviewed section 7.8.2 (2) of the Land Use Regulations regarding the requirements for a farm pond.

Upon discussion, the following items were noted:

- This was a Type II action for farming purposes and didn't require a SEQR.
- The purpose for the pond was to water cattle via piping to watering troughs.
- The engineered plan describes the proposed project.

A roll call vote was taken. Ayes-4. Nays-0. Abstain-1. Absent-1.

SUBDIVISION APPLICATION SA60-14: Shirley and Tim Putney. Property located at 10076 Hyatt Hill Rd., Town of Wayne. Request to subdivide into two lots.

This application was heard then tabled on July 7, 2014 until the applicant could contact their lawyer about the legality for an easement to the created lot.

Mr. Putney stated after consulting his lawyer, one lot will be increased by 18,430 sq. ft. to allow for a 20 ft. easement onto the new lot.

Upon discussion, the Planning Board noted the following:

- Except for the easement, no substantial change was made to the submitted map.
- Both the SEQR and hearing were done on July 7, 2014.
- The applicant needs to provide a signed certified survey map with the new measurements, showing the new pin placement, easement and deed restrictions.
- After conferring with Section 3.3.4 (B) page 15 of the Subdivision Regulations regarding the Planning Board being able to empower a duly authorized officer (in this case Code Enforcement Officer Harrop) the ability to sign the final approved subdivision map, no future meeting would be needed by either the Planning Board or applicant.

A roll call vote was taken. Ayes-5. Nays-0. Abstain-0. Absent-1.

COMMUNICATION:

Ms. Gabel handed out a flyer regarding 2 hours of training available by Steuben County concerning Farmland Preservation Plan and Local Agricultural Markets on October 27th. The event is being held as part of the Farmland Preservation Plan and Local Agricultural Markets planning process being sponsored by the Steuben IDA and Steuben County and will be held at the Haverling High School Auditorium, 25 Ellas Avenue, Bath, NY 14810. Doors will be open at 6:30PM for an Open House Introducing the Project with the Presentation and Discussion at 7:00PM.

Mr. Mooney shared information about the different workshops for the Fall 2014 Regional Government Workshop to be held in Batavia, NY at the Clarion Hotel on November 14th.

As there was no further business at this time, Ms. Gabel made a motion to adjourn the meeting at 8:00PM, seconded by Mr. Witkowski. Ayes-5. Nays-0.

Sincerely, Maureen Kurtz