

MINUTES OF THE TOWN OF WAYNE
PLANNING BOARD
November 3, 2014

Mr. Neu called the November 3, 2014 Planning Board meeting to order at 7:00PM with a roll call of the members.

	PRESENT	ABSENT	LATE ARRIVAL
MEMBERS PRESENT: Glenn Neu, Chair	<u>X</u>	<u> </u>	<u> </u>
Nancy Gabel	<u>X</u>	<u> </u>	<u> </u>
James Hancock	<u> </u>	<u>X</u>	<u> </u>
Chris Mooney	<u>X</u>	<u> </u>	<u> </u>
Stan Witkowski, Vice-Chair	<u>X</u>	<u> </u>	<u> </u>
Donna Sue Kerrick	<u>X</u>	<u> </u>	<u> </u>
Dennis Carlson, liaison	<u> </u>	<u> </u>	<u>X</u>
Gill Harrop, CEO	<u>X</u>	<u> </u>	<u> </u>

ALSO PRESENT: Candy Dietrich Marty Reasoner Nancy Reasoner

MINUTES:

Mr. Mooney made a motion to approve the October 6, 2014 minutes as submitted, seconded by Mr. Witkowski.

A roll call vote was taken.

Vote Record	Yes/Aye	No/Nay	Abstain	Absent
Glenn Neu, Chair	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Nancy Gabel	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
James Hancock	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
Donna Sue Kerrick	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Chris Mooney	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Stan Witkowski	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Ayes-5. Nays-0. Abstain-0. Absent-1.

NEW BUSINESS:

SITE PLAN APPLICATION: Marty Reasoner. Property located at 9427 Crystal Beach Rd., Town of Wayne. Removing existing cottage and garage and replacing with new cottage.

Mr. Neu stated the following:

- The Planning Board reviewed this application last month to see if any additional information was needed before Mr. Reasoner went to the Zoning Board of Appeals for a variance.
- On October 14, 2014, the Zoning Board of Appeals granted approval for the requested area variance.
- Mr. Reasoner is now present for a site plan review.

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

Mr. Harrop stated the following:

- Mr. Reasoner was granted relief on the one setback and met all the other setback requirements.
- The applicant applied and received a demolition permit for the existing garage and cottage.
- The septic plan has been approved.
- There is a finished grading plan showing erosion control measures.

Mr. Neu stated the applicant provided all 14 requirements of the site plan questions and has done a good job.

An aye vote was taken to approve this application as a type 2 activity, not requiring a SEQR. Ayes-5.

Upon the Planning Board's review and subsequent discussion, the Planning Board approved the site plan application.

A roll call vote was taken.

Vote Record	Yes/Aye	No/Nay	Abstain	Absent
Glenn Neu, Chair	<u>X</u>	___	___	___
Nancy Gabel	<u>X</u>	___	___	___
James Hancock	___	___	___	<u>X</u>
Donna Sue Kerrick	<u>X</u>	___	___	___
Chris Mooney	<u>X</u>	___	___	___
Stan Witkowski	<u>X</u>	___	___	___

Ayes-5. Nays-0. Abstain-0. Absent-1.

SITE PLAN APPLICATION: Richard Hoven. Property located along Alderman Rd., Town of Wayne. Request to place 12 ft. by 24 ft. pre-fab shed on property .

Mr. Witkowski made a motion to approve the Site Plan as submitted, seconded by Mr. Mooney.

Mr. Harrop stated the following:

- A camper unit is currently on the property.
- There is an electric pole with a panel for electric.
- The applicant has 11.325 acres of undeveloped woods with a clearing.
- The land is zoned AG-R and being used as recreational.
- The proposed shed meets all setback requirements and would be placed on a gravel base.
- The parcel is landlocked with a 50 ft. right-of-way.
- He had no concerns about the proposed project.

Upon discussion, the following items were noted:

- This was a type 2 action and didn't need a SEQR.

- Conditional approval to the site plan with the stipulation the applicant show a deeded right of way off Alderman Rd. on his deed prior to issuing a permit.

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

SITE PLAN APPLICATION: Richard Rider. Property located at 9364 Grove Springs Rd., Town of Wayne. Request to place trailer on property.

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

Mr. Harrop stated the following:

- An existing, unsafe trailer was removed from the property.
- The applicant would like to place a newer HUD approved trailer on the existing pillars.
- It meets all setback requirements.
- He is currently awaiting septic approval.
- He would do a last inspection once the trailer is installed on the property.
- Concern about KWIC approving septic systems closer than 50 ft. from neighbors' wells was stated.

Upon review of the site plan and building permit, Mr. Neu changed the number of bedrooms from 3 to 2 to reflect what was stated on the building permit, SEQR and building plan.

Upon discussion, the following items were noted:

- This was a type II action and didn't require a SEQR.
- The applicant must have an approved septic system prior to issuance of a building permit.

Upon further discussion, Ms. Gabel made a motion to modify her prior motion to include the stipulation the applicant has an approved septic system, seconded by Mr. Mooney.

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

COMMUNICATION:

Mr. Neu reviewed with the Board what occurred at the workshop on October 21st regarding the proposed changes and subsequent memo to be sent to the Town Board regarding.

Upon discussion, the following suggestions were added:

- The changes should also include the pages with the proposed changes highlighted.
- 6.2.1: (4) should be deleted on page 45.
- That the fee for Special Permit be waived in certain circumstances.

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