

**TOWN OF WAYNE PLANNING BOARD**  
August 11, 2025

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

In attendance: David Bauer, William Bills, Kimberly Bills, Kelly Yount, Christopher Yount, Tim Young, Ron McIntire, Albert Yowell, Kathryn Yowell.

	Present	Absent	Late
Roll Call			
Stan Witkowski, Chairman	X		
Scott Hendershott	X		
Joyce Plaisted	X		
Nancy Gabel, Alt		X	
Geoff Terwilliger	X		
Kurt Falvey	X		
Andy Williams, ALT		X	
Russ Miller, ALT		X	
Shona Freeman, Board Liaison		X	

**MINUTES:**

July 2025 Accepted by Mr. Hendershott, seconded by Ms. Plaisted. Minutes approved

**AGENDA REVIEW**

The agenda was altered. Rittenhouse review withdrawn.

**NEW BUSINESS:**

**Site Plan Review, Christopher Yount**, Property Tax ID # 078.16-01-054.000, 9837 Mohawk Trail, Town of Wayne in LS-3, Replacement home.

Mr. Hendershott made a motion to accept the Yount application as presented. Ms. Plaisted seconded the motion.

The Younts will remove existing trailer and replace it with a new modular home. This will become their primary residence.

Public comments opened at 7:06 PM. No comments were offered in person or in writing. Public comments closed at 7:06 PM.

Discussion

The number of bedrooms stays the same as the footprint and septic and existing driveway will be used for the new home. All setbacks are met. There are no viewshed issues. No height or lot coverage issues.

Mr. Yount asked when he could start the project if the plans are approved. Mr. Serdula indicated that he can email a completed building permit that can be emailed to the construction company.

Mr. Witkowski indicated that SEQR could be waived as this is a Type II action. The Board agreed.

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

**Site Plan Review, Kyle & William Bills** Property Tax ID # 064.00-01-056.000, 9677 Bonnie Lane, Town of Wayne in HC-1, New home.

Mr. Terwilliger made a motion to consider the Bills plans. Mr. Hendershott seconded the motion.

Mr. Terwilliger asked if the pre-existing driveway will be used. Mr. Bills said yes. Mr. Bills also indicated the existing well would be used.

Public comments opened at 7:14 PM. No comments were offered in person or in writing. Public comments closed at 7:15 PM.

The Board reviewed the plans submitted. The application is complete and SEQR can be waived.

Ms. Plaisted made a motion to approve the plans as submitted. Mr. Hendershott seconded. The board unanimously approved the project.

#### **COMMUNICATION/ DISCUSSION:**

Several community members were in attendance and indicated they were there to learn more about the Rittenhouse subdivision. Since the review was canceled by Mr. Rittenhouse there was nothing to discuss or review.

Mr. Witkowski shared that subdivision will be listed for both preliminary review and final review on agendas and concerned parties can learn more about the project at the meetings or by viewing the application once one is officially filed.

The meeting adjourned at 7:29 PM

Respectfully Submitted,

Amy Gush, Board Secretary