

MINUTES OF THE TOWN OF WAYNE  
PLANNING BOARD  
September 14, 2015

At 6:30PM a presentation and handouts were given by Chelsea Robinson of Southern Tier County Regional Planning, to the following attendees:

Chris Bates	John Ungerland	David Frost	Julie Haar	Dennis Carlson
Wayne Hand	Chris Mooney	Gill Harrop	Gary Brown	Nancy Gabel
Sheri Nobles	Tracey Regester	Mark Moon	Steve Butchko	Donna Sue Kerrick
Maureen Kurtz				

At 7:25PM the public hearing opened for Mary Ellen Ellis, Special Use Permit No. 15SP15, property located at 9519 County Rte. 87, for a farm pond.

No one was present to express any concern.

Ms. Kurtz stated 7 letters were sent to the neighboring property owners and no responses were received back at this time.

Mr. Witkowski closed the public hearing at 7:29PM.

The September 14, 2015 meeting was opened with a roll call.

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

**MINUTES:**

Ms. Kerrick made a motion to approve the August 18, 2015 minutes as presented, seconded by Mr. Mooney.

A roll call vote was taken by stating Aye. Ayes-4. Nays-0. Absent-2.

**NEW BUSINESS:**

**SITE PLAN APPLICATION(s):**

**JoAnn Ungerland/David Frost:** Property located at 9525 Grove Spring Rd., Town of Wayne. Request for 40 ft. by 60 ft. addition to existing structure.

Ms. Kerrick made a motion to accept the application, seconded by Mr. Mooney.

Mr. Frost stated that the new addition would be for additional storage.

Mr. Harrop stated the following:

- The addition met all setback requirements.
- It was a permitted use.
- The location site was level.
- He had no issues with the application as submitted.

Mr. Mooney noted that the proposed addition wouldn't be visible from the road and that the applicant took care in maintaining the property.

Upon further discussion, the following items were noted:

- No SEQR was needed since it was a Type II action.
- The request was pretty straight forward.

A roll call vote was taken to approve the site plan application. Ayes-4. Nays-0. Absent-2.

**Matthew Leid:** Property located on 9328 Grove Springs Rd., Town of Wayne. Request to construct a 40 ft. by 120 ft. single story dairy barn.

Mr. Mooney made a motion to accept the application, seconded by Ms. Kerrick.

Mr. Harrop stated the following:

- It met all setback requirements.
- It was a true agricultural building.
- The location site was level.
- The applicant's direction was to operate as an Organic dairy.
- The Dept. of Health would be involved with setting up the milking parlor.
- Ag and Markets would be involved with the management of animal waste.
- He had no issues with the application as submitted.

Upon further discussion, the following items were noted:

- It was a Type II action, so no SEQR was needed.
- The request was straight forward.

A roll call vote was taken to approve the site plan application. Ayes-4. Nays-0. Absent-2.

**Tom and Sharon Kelly:** Property located at 9620 Silsbee Rd., Town of Wayne. Request to place a 28 ft. by 36 ft. manufactured home with porch on property.

Mr. Mooney made a motion to accept the application, seconded by Ms. Gabel.

Ms. Nobles was present to represent the owners and stated the following:

- They would be using the existing well only for irrigational purposes and it would be tagged accordingly and a new well will be drilled.
- The old septic system will be decommissioned and provided new approved KWIC plans for the new system.
- They would like to start work in November.

Mr. Harrop stated the following:

- It met all setback requirements.
- The applicant supplied all the necessary documentation.
- He had no issues with the application.

Upon further discussion, the following items were noted:

- It was a Type II action, so no SEQR was needed.
- All proposed lighting would be slanted downward.

A roll call vote was taken to approve the site plan application. Ayes-4. Nays-0. Absent-2.

**Stephen Loose:** Property located at 9750 Grove Springs Rd., Town of Wayne. Request to place a 24 ft. by 24 ft. carport on property.

Ms. Kerrick made a motion to accept the application, seconded by Ms. Gabel.

Mr. Harrop stated the following:

- It was unusual, due to the fact the location was on a private right of way.
- Structures and right of ways should may need to be addressed in the LUR.
- It would be an opened sided structure.
- He had no concerns regarding this application.

Upon further discussion, the following items were noted:

- It was a Type II action, so no SEQR was needed.
- The property was pretty flat.
- There would be no lighting.

A roll call vote was taken the site plan application. Ayes-4. Nays-0. Absent-2.

**Paul Yankelounas:** Property located across W. Waneta Lk. Rd. from 8885 W. Waneta Lake Rd., Town of Wayne. Request to subdivide into 2 parcels.

Ms. Gabel made a motion act as lead agency for the SEQR, seconded by Ms. Kerrick.

Ms. Kerrick made a motion to declare a negative impact upon completion of the SEQR, seconded by Ms. Gabel.

A roll call vote was taken. Ayes-4. Nays-0. Absent-2.

The applicant was instructed to review 3.3.2 Submission requirements for a Minor subdivision, letters A through O to make sure the requirements are met.

It was further stated that the applicant would need to have at least 4 copies of a completed survey map certified by a licensed surveyor, along with items B, F, G, H and N; by Noon of September 22<sup>nd</sup>, in order to be on the October 5<sup>th</sup> agenda.

Upon further discussion, an October 20<sup>th</sup> meeting could be scheduled if the applicant was unable to supply the necessary documentation in time for the October 5<sup>th</sup> meeting.

**Mary Ellen Ellis:** Property located at 9519 County Route 87, Town of Wayne. Request to for a 2 story lean-too on existing barn.

Mr. Mooney made a motion to accept the application, seconded by Ms. Gabel.

Mr. Harrop stated the following:

- The Board needed to address only what the applicant was requesting on the application.
- The work was started prior to the applicant getting the required permits.
- The structure met all setback requirements.
- The Assessor would determine the USE when assessing the structure.
- Currently the applicant is addressing the Dept. of State requirements for AG use.

Upon discussion, the following items were noted:

- This was a Type II action, so no SEQR was needed.
- The lean-too would only be for Agricultural Use.

Upon further discussion, the Site Plan application was approved with the condition the 2 story addition be used exclusively for Agricultural Use.

A roll call vote was taken to approve the site plan application. Ayes-4. Nays-0. Absent-2.

**SPECIAL USE PERMIT NO. 05SP15:** Property located at 9519 count Route 87, Town of Wayne. Request for a farm pond.

Mr. Mooney made a motion to approve Special Use Permit 15SP15 as submitted, seconded by Ms. Kerrick.

Mr. Harrop stated the following:

- Upon investigation, it was found not to be a recognized Federal wetland.
- Soil and Water provided the plans for the pond.
- Due to the depth and size of the pond, a Special Use Permit was needed.
- The general concept is that it will be used as both irrigation and a retention pond.

Upon Mr. Witkowski's review of the State Environmental Quality Review regulations of item #3 section 617.5, the pond was a Type II action and needed no SEQR.

Mr. Mooney stressed the need to encourage good management with our existing water ways.

A roll call vote was taken to approve Special Use Permit No. 05SP15. Ayes-4. Nays-0. Absent-2.

As there was no further business, Ms. Gabel made a motion to adjourn the meeting, seconded by Mr. Mooney. The meeting was adjourned at 8:52PM.

Sincerely,

Maureen Kurtz