

**TOWN OF WAYNE  
BOARD MEETING MINUTES  
SEPTEMBER 13, 2016**

Supervisor Butchko called the Board Meeting to order at 6:30 p.m. with a Pledge of Allegiance.

Present:      Supervisor Butchko  
                  Councilperson Carlson  
                  Councilperson Freeman  
                  Councilperson Haar  
                  Councilperson Haff  
                  Nancy Gabel (acting as Secretary for Clerk Mooney)

Also present from Town of Wayne: Highway Superintendent David Bauer, Planning Board Chairman Glenn Neu, Zoning Board Co-Chairman Wayne Hand and Kay Thomas Historian. The additional list of attendees will be on file with the minutes.

Since several members were present from Keuka Lake Village Road, Supervisor Butchko advised the Board we would have Public Comments at this time and the regular meeting would follow. Also, Mr. Butchko requested that one person be the spokesperson for the group with a ten-minute time limit on discussions with no more than 9 to 12 minutes total. Jeff Martin acted as primary spokesperson for the group and spoke of opposition to the Hydro and any commercial inclusions in the district.

At the end of discussions on the Hydro Plant and Land Use Regulations by several people in/on Keuka Lake Village Road, Jeff Martin presented e-mails from different neighbors in their area. These will be on file with the minutes.

After sixty minutes, Supervisor Butchko requested a wrap up and the general meeting began.

**Approval of Minutes**

Councilperson Haff stated that he attended the Town Board meeting of August 9, 2016. The minutes were amended and approved by Councilperson Haar, seconded by Councilperson Haff with all in favor.

**Supervisor's Report**

The Budget with the Highway Department account and General Fund Account have reached its best comfort level. It took seven years to reduce costs, improve operating efficiencies, and as a result a fairly good cash fund balance.

With the attorney's fees, Supervisor Butchko suggested we should do a Budget modification as opposed to fund transfer. These items were in the vouchers. A8020.48 (unallocated fund balance) going into A1420.4 (attorney account).

The approval of the Supervisor's report and Budget modification was made by Councilperson Carlson, seconded by Councilperson Haff with all in favor.

For the Fund Transfers: a motion made by Councilperson Harr, seconded by Councilperson Freeman with all in favor.

The 2017 Budget Workshop will start at the conclusion of the Meeting.

### **Clerk's Report**

The August report was reviewed with no discussion and motion to accept the report by Councilperson Haar, seconded by Councilperson Freeman with all in favor.

### **Vouchers**

A motion was made to approve by Councilperson Harr, seconded by Councilperson Freeman with all in favor.

### **Land Fill Tickets**

The Town sold maybe one a year in the last five years. Highway Superintendent Bauer stated that you can use a credit card right at the Land Fill so there is no need to sell tickets at the Town Hall. The Town will notify the County.

### **Justice Report**

The office of State Comptroller Justice Court Fund requested an Audit. There has not been an audit in five (5) years.

Councilperson Carlson made a motion to approve, seconded by Councilperson Haff with all in favor.

### **Highway Superintendent Report**

Mr. Bauer stated they have used the CHIPS money, stockpiled salt/sand, did odds and ends on different roads and at the intersections removed trees for an improved view of on-coming traffic.

Councilperson Haff asked about the shared services program. Superintendent Bauer stated he called people to determine their availability and has worked with many of the surrounding municipalities.

### **Zoning/Code Officer Report**

An item will be discussed in Executive Session.

### **Planning Board Report**

Mr. Neu stated that the Planning Board would like, in lieu of this evenings attendance, have the final Land Use Regulations (LUR) put in place for a Public Hearing in the Spring, 2017, when most Keuka and Waneta land owners will be back to their cottages. The new Regulations are "user-friendly."

A couple applicants came to us for solar power approval. There are no provisions in the current LUR for Solar power use on farms or solar power residential use. We are putting together a brief for the Town Board. We are going to use language from local townships that use this process. Money is available through the State for the Town to receive \$2,500 for installed solar power providing it meets a set of criteria.

We want to promote solar power as "an allowable use" in the Land Use Regulations and put in a control for solar power use. In the Commercial District it is an allowable use.

Councilperson Haff commented that there needs to be a plan to make sure the site is cleaned up after the panels are removed. Mr. Neu stated this process is included in the application.

Mr. Neu also stated that at the September 12<sup>th</sup> meeting, there was a request to put up a storage shed near a barn with "viewshed" being an issue on one of our main roads. Further consultation on this matter will be sought.

### **Zoning Board Report**

We need a motion to have 3 full-time members on Zoning Board and have 5 full-time members on Planning Board.

A motion to approve was made by Councilperson Carlson, seconded by Councilperson Harr with all in favor.

### **Watershed Report**

Mr. Marshall Young will be leaving us and moving out of the area. The Town will advertise in The Leader for a person to fill this position.

There will be a Lamoka-Waneta Water District meeting on Saturday, October 1<sup>st</sup>, requesting for Mr. Young and Supervisor Butchko to attend. The District is submitting a 50% increase in fees since it has not increased in ten (10) years.

### **Dog Control Report**

The Dog Control Officer needs a door magnet for her automobile. The last Dog Control Officer will be contacted for the one she used.

### **History Group**

Ms. Thomas stated that four (4) interpretative panels will be purchased around November. The cost for the panels will be between \$2,500-\$3,000 each. These will be similar (but different) to what is at the Curtiss Museum. They will be displayed in Keuka Village, Hamlet of Wayne, Town Hall property and on the lower Lake Road. They will last a long time because they are fused accommodating the weather elements. Steuben County is restoring two (2) historic 1920's cast iron signs that will show the Steuben/Schuylerville County line. A Grant was received for a Historic Sign to be placed at Central Point (on Town right-of-way with coordination by Highway Superintendent Bauer) which was placed on the National Register of Historic Places in 2011.

Councilperson Haar made a motion to approve purchasing the panels, and seconded by Councilperson Freeman with all in favor.

### **Website**

There have been 680 hits on our website this last month. The Assessor has been getting the largest amount.

### **New Business – County Newsletter**

This Newsletter is a very good link to the County. The Town will have a link on our website to access the County Newsletter when Clerk Mooney returns.

### **Executive Session**

A motion was made by Councilperson Carlson to go into Executive Session at 8:18 pm, seconded by Councilperson Haff with all in favor.

The Executive Session concluded at 8:54 pm.

Returning from Executive Session, the 2017 Budget Workshop was started.

### **Swim Program**

Twenty-three (23) children participated for a total of \$7,644. A voucher was submitted.

Meeting adjourned at 9:35 pm.

Next Board Meeting: October 11<sup>th</sup>

Budget Meeting #1: October 11<sup>th</sup> ~ after Board Meeting

Budget Meeting #2: October 25<sup>th</sup> at 6:30 pm

## MEETING ATTENDANCE SIGN-IN

Meeting Date: SEPT. 13, 2016Committee/Board: TOWN BOARD

Please PRINT your name and address clearly to assure the correct spelling in the minutes of this meeting.

1. Glen Neu
2. Angie & Batley
3. Lulu Martin 14213 Keuka Village Rd
4. Jeff Martin " " "
5. Kathy & Dale McFiggans 14101 Keuka Village Rd
6. Raya Linda Swinney 14257 Keuka Village Rd.
7. Scott Swinney 14257 Keuka Village Rd.
8. Deacia Rees 14051 Keuka Village Rd
9. Travis Rees 14051 Keuka Village Rd
10. Teri Muller 14096 Keuka Village Rd.
11. Erin Muller 14096 Keuka Village Rd.
12. DANA & LESLIE BENOCF 14127 KEUKA VILL. RD
13. GARY & STACIA PERKS 14080 12.011 RD
14. Randy Weaver 88 Genesee St. Hornell NY
15. Reymond Lincart 14803 Keuka Village Road
16. Mike Lincourt 14803 Keuka Village Rd.
17. Les Reimsnyder IV Keuka Village Rd.
18. Edward P. Stull Thurبانa
19. Bob Eastep
20. Alan Knapp 14091 Keuka Village Rd

## MEETING ATTENDANCE SIGN-IN

Meeting Date: SEPT. 13, 2016Committee/Board: TOWN BOARD

Please PRINT your name and address clearly to assure the correct spelling in the minutes of this meeting.

1. Carole Knapp 14091 Keuka Village Rd.
2. Betty Fain 14056 Keuka Village Rd.
3. Jeff and Nancy Z. mar 14181 Keuka Village Rd.
4. John Lewin 14047 Keuka Village Rd.
5. GARY KNAAPP 10133 Grandview Lane
6. Sherry Mulholen 14044 Keuka Village Rd.
7. Scott & Vicki Patterson Keuka Village Rd.
8. Dave & Barb Root 14230 Keuka Village Rd.
9. Bob Sciarone 14301 Keuka Village Rd.
10. Martin Castellano 14191 Keuka Village Rd.
11. Wayne Hand 12290 E. Lake
12. Rosie Ancoll 14205 Keuka Lake Rd.
13. Linda Nelson 14173 Keuka Village
14. Joni Greene Keuka Village Rd.
15. Deborah Smith 14739 Keuka Village Rd.
16. Kathy & Chris Graham 14033 Keuka Village Rd.
17. DANIEL LODILO 14243 Keuka Village Rd.
18. Scott Shepardson 14194 Keuka Village Rd.
19. Mark Nielsen 14430 - - -
20. Pat Buckner 14161 Keuka Village Rd.

## MEETING ATTENDANCE SIGN-IN

Meeting Date:

SEPT. 13, 2016

Committee/Board:

TOWN BOARD

Please PRINT your name and address clearly to assure the correct spelling in the minutes of this meeting.

1. Mary Jo Yunis - 14338 Kenka Village Rd.

2. JOHN LONDREAN R# 54

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**From:** Charles Githler  
**Sent:** Sunday, September 11, 2016 11:47 AM  
**To:** wayneny@roadrunner.com  
**Cc:** jeffandlulu@gmail.com  
**Subject:** Waterfront Park Project

Dear Board Members:

I am a property owner on Keuka Village Road in the Town of Wayne. Please consider this my strong objection to the Waterfront Park Project, for the following reasons:

- 1) The development of the park will lead to significant **property tax increases**. The taxes on waterfront property are already confiscatorily high.
  - a. The acquisition of the property from NYSEG would remove \$1,040,000 from the tax rolls without replacement.
  - b. Grant matching resources would either have to be generated from an immediate increase in taxes or by deferring work and expenses to future budget years where taxes will have to be increased.
  - c. The life cycle costs/expenses (annual operating and maintenance) are not built into the current town budget to maintain the park, trail and museum.
  - d. The CFA only requests funds for a very small initial phase in comparison to this multi-phase project that will take years to complete. Future grants are only a possibility. To complete the entire project the remaining phases of the project will fall on the town's taxpayers.
  - e. Town Liability - This project includes open public activities including swimming access, boating and trails that cross, at grade, 5 roadways, including routes 54 and 230 (major 55 mph highways). The high probability of accidents and personnel injury and their associated costs will be borne by the Town of Wayne taxpayers.
- 2) There will be increased **traffic and parking** issues –
  - a. Parking along Keuka Village Road is already challenging and cannot handle the additional traffic and parking impacts that a public park and museum would create. A heavily used boat launch already exists close to the project site and severe traffic backups, especially during summer weekends, currently disrupt this residential neighborhood.
  - b. Many residences do not have off street parking and rely on the limited on-street parking currently available. Local residents will be displaced and no longer will have parking options.
  - c. Phase I of the project does not include any additional parking at the Keuka Lake Water Park section of the project to accommodate the increase in traffic and required parking.

d. Keuka Village Road currently is also heavily used by pedestrians, joggers and cyclist. The additional traffic associate with Keuka Lake Water Park could significantly increase pedestrian accidents.

3) **Quality of Life/Real Estate Issues –**

- a. The proposed Keuka Lake Water Park is a small parcel of land located in the middle of a residential neighborhood. Many of the residences have been in families for generations. An open public park without input and buy-in from long-time residents and land owners and in such close proximity to a residential area will forever change the neighborhood.
- b. The need for public access at this location is questionable. There are five easily accessible open public parks on Keuka Lake (2 in Penn Yan, 2 in Hammondsport, 1 large state park in Branchport). The two poverty areas noted in the CFA are alongside Waneta Lake.
- c. Real estate values of residences in close proximity to Keuka Lake Water Park will be negatively affected by this project.

4) **Environmental Issues –**

- a. The project is likely to have significant environmental impacts. In addition to SEQRA, NYSHPO and the U.S. Army Corps of Engineers, NYS DEC, USEPA and USFWS may also need to be involved and compliance with the National Environmental Policy Act (NEPA) could be required. Impacts to the neighborhood and the lake itself will need to be studied and weighed against the possible benefits of the project. All of this will take a significant amount of time and resources, none of which was identified in the application.

This seems to be a hare-brained scheme without much thought to the long-term effects, costs and impact on the people who live and own property in the vicinity.

Thank you,

Charles Githler

14697 Keuka Village Road

**From:** Don Lando  
**Sent:** Tuesday, September 13, 2016 10:23 AM  
**To:** jeffandlulu@gmail.com  
**Subject:** Fw: Keuka Hamlet District

**From:** Don Lando  
**Sent:** Tuesday, September 13, 2016 10:09 AM  
**To:** [wayneny@roadrunner.com](mailto:wayneny@roadrunner.com)  
**Subject:** Keuka Hamlet District

We are 100% against rezoning of The Keuka Hamlet District and The Keuka Lake Waterfront Park Project for The KHD. Concerns: Quality of life for people in and near The KHD, Traffic and parking issues will worsen an already problematic situation as many have no off street parking and rely on the limited on street parking, Safety of walkers, joggers and cyclist that heavily use Keuka Village Road and Property Tax increases. Don / Chylene Lando

September 12, 2016

Town of Wayne  
9772 Silsbee Road  
PO Box 182  
Wayne, NY 14893

RE: Opposition to Keuka Waterfront Park Project

To Whom It May Concern:

We are writing this letter to formally state our opposition to the Keuka Waterfront Park Project. As homeowners on Keuka Village Road just north of the proposed project, we are concerned with the following negative impacts the project will generate for the community:

- **Traffic Safety/Issues:** Our children frequently cross Keuka Village road which currently has very low traffic volume. This project will significantly increase traffic and risk of pedestrian accidents for my children and the many pedestrians, joggers, and cyclists that use the road. The road is narrow and cannot support two way traffic.
- **Increased Property Taxes:** Due to the possible NYSEG removal from the tax rolls without replacement, increased taxes will result. Property values may also be negatively impacted in the immediate area. Due to various factors, this area should remain zoned Residential.
- **Quality of Life:** The proposed project is in the middle of a residential neighborhood and homeowners have cherished their privacy for generations. The increase of traffic (cars and boats) to the immediate area will forever change the neighborhood and detract from current appeal it possess.

We appreciate your consideration and courtesies in this matter and hope these concerns are properly evaluated when considering the project.

Sincerely,

Daniel J Dalton and Kati L Dalton  
717-982-3294  
14398 Keuka Village Road  
[ddalton@keystonclear.net](mailto:ddalton@keystonclear.net)

**From:** rickwenaz@comcast.net  
**Sent:** Monday, September 12, 2016 5:30 PM  
**To:** jeffandlulu@gmail.com  
**Subject:** Fwd: Upcoming Board Meeting

FYI

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**From:** rickwenaz@comcast.net  
**To:** wayneny@roadrunner.com  
**Sent:** Monday, September 12, 2016 2:27:39 PM  
**Subject:** Upcoming Board Meeting

Hello,

Unfortunately, I will be unable to attend this weeks Town of Wayne board meeting. However, there are two initiatives that I have concerns about. In summary, see below:

#### 1. Land Use Regulations

It is my understanding that there is a movement to change part of Keuka Village Road from Residential to Multi-Use. This would presumably allow commercial businesses and multi-family dwellings to be located on Keuka Village Road. As a resident on Keuka Village Road

for almost 20 years, I am opposed to this change. I see no upside and only downside by fundamentally changing the exclusively residential area that we love.

#### 2. Keuka Lake Waterfront Project

While I understand the desire to make use of the property where the current power plant is, I can not support this at this time due to the following reasons:

- How does the town make up the million dollar in taxes it collects from the NYSEG? More taxes on the residents?
- How do we fund the maintenance of the project over time?
- What is the provision to handle the additional traffic and parking issues that will arise? Is this scoped out in the plan? Is there a plan for the residents to review and weigh in on?
- Where exactly will the money to fund this project come from? Both now and into the future.

Based on these concerns, I cannot support the initiatives as I understand them to be.

Regards,

Rick & Wendy Moore  
14475 Keuka Village Road  
978-844-2912