

MINUTES OF THE TOWN OF WAYNE  
PLANNING BOARD  
March 6, 2017

Mr. Witkowski called the public hearing for Anthony Mattiacio, Subdivision Application SA70-17, to order at 6:32PM.

Mr. Palermo, contractor and representative for Mr. Mattiacio, was present and stated the following:

- The current deed shows the right of way.
- The subdivision will create 2 legal size lots.
- They will be running a new water line from the Lake.
- He has acquired a demo permit to remove the existing garage.
- There is an approved septic plan.

The following individuals were present to inquire about the proposed subdivision.

Mr. Fadula, inquired about the purpose of the subdivision .

Ms. Leiderbach stated her concern about parking.

Mr. Witkowski read an email from Mr. Inglis (on file) stating his concern over the deeded easement from Ste. Rte. 54 and the need for an approved septic system.

Ms. Kurtz stated out of the 14 letters and 1 email sent out, 1 email was received back.

Mr. Witkowski closed the public hearing for Subdivision Application SA70-17 and opened the public hearing for Hans Peter Weis, Special Use Permit No. 01SP17.

Mr. Weis was present to state the following:

- He would be replacing the existing sign with the same footprint.
- There would be no lighting.

Ms. Kurtz stated 32 letters were sent to the neighboring property owners and no responses were received back at this time.

Mr. Witkowski made a motion to close the public hearing at 6:45PM, seconded by Mr. Mooney.

The March 6, 2017 Planning Board meeting started with a roll call of the members.

<u>MEMBERS PRESENT:</u>		<u>PRESENT</u>	<u>ABSENT</u>	<u>LATE ARRIVAL</u>
Stan Witkowski, Chair		X	—	—
Nancy Gabel		X	—	—
Chris Mooney		X	—	—
Jon Serdula		—	X	—
Donna Sue Kerrick		X	—	—
Dennis Carlson, liaison		X	—	—
Gill Harrop, CEO		X	—	—

ALSO PRESENT: Jay Palermo

Jeff Martin

Candy Dietrich  
Dave Bauer  
LuAnn Simmons  
Tony Mattiacio  
Kenneth Hurst  
Dawn Cole

Dave Altamura  
Hans Peter Weis  
Kerry Simmons  
Nancy Mattiacio  
Kay Leiderbach  
Jim Cole

**MINUTES:**

Ms. Kerrick made a motion to approve the February 6, 2017 minutes as presented, seconded by Mr. Mooney.

A roll call vote was taken.

<u>VOTE RECORD:</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Stan Witkowski	X	—	—	—
Nancy Gabel	X	—	—	—
Donna Sue Kerrick	X	—	—	—
Chris Mooney	X	—	—	—
Jon Serdula	—	—	—	X

Ayes-4. Nays-0. Abstain-0. Absent-1.

**NEW BUSINESS:**

**SUBDIVISION APPLICATION SA70-17:** Anthony Mattiacio. Property located at 12436 East Lake Rd., Town of Wayne. Request to subdivides into 2 legal size lots.

Ms. Kerrick stated her only concern was that the right-of-way remain open from Ste. Rte. 54 to the Lake for emergency vehicles and local residents.

Mr. Palermo stated that any construction vehicle would be parked on the premises and once the garage is removed, there would be additional parking available.

Mr. Witkowski stated no SEQR was needed since this was a Type II action.

Upon further discussion, Ms. Kerrick made a motion to approve Subdivision Application SA70-17 with the stipulation the owner abides the right-of-way that is stated within the deed, that the right-of-way be kept clear at all times and continue to respect for the existing easement, seconded by Mr. Mooney.

A roll call vote was taken to approve Subdivision Application SA170-17. Ayes-4. Nays-0. Abstain-0. Absent-1.

**SITE PLAN AND SPECIAL USE PERMIT NO. 01SP17:** Hans Peter Weis. Property located at 10014 Day Rd., Town of Wayne. Request to replace existing business sign with new on on the same footprint.

Mr. Mooney made a motion to accept Site Plan Application and Special Use Permit No. 01SP17 as per submitted plan, seconded by Ms. Gabel.

Upon discussion, it was determined that this was a Type II action and no SEQR would be needed.

Mr. Harrop stated the following:

- The proposed sign would be replacing the existing business sign and be the same size.
- The sign would not be lighted.
- He had no issue or concerns with the application and that it was pretty straight forward.

A roll call vote was taken to approve Site Plan Application and Special Permit No. 01SP17. Ayes-4. Nays-0. Abstain-0. Absent-1.

**SITE PLAN APPLICATION FOR David Altamura:** Property located at 144663 Keuka Village Rd., Town of Wayne. Request to add onto existing home.

Ms. Gabel made a motion to accept the site plan application as submitted, seconded by Ms. Kerrick.

Mr. Altamura stated the following:

- The proposed wrap around porch would mirror the other side of the home.
- The proposed picket fence would be make a vinyl and be 4 ft. in height.

Mr. Harrop stated the following:

- This application was approved by the Zoning Board of Appeals for setback issues.
- Basically it would make the place better.
- Everything already exists.
- There would be no disturbance to the slope.
- He has no issue with this request.

Upon discussion, the following items were noted that no SEQR was needed, as it was a Type II action.

Upon further discussion, a roll call vote was taken to accept the site plan application as submitted.

Ayes-4 Nays-0. Absent-1.

Mr. Bauer stated that everything seems in order and that if the applicant plans on doing anything closer to the road right of way, the applicant needs to contact him.

**PRE-LIM SUBDIVISION APPLICATION for Dawn Coles.**

Request to subdivide into 2 lots.

Ms. Coles was present to state that they would like to subdivide.

Mr. Harrop stated the following:

- The proposed subdivision met the lot size requirements for that district.

- He had no issues with this request.
- The applicant has the required 5 survey maps and needs only to have the proposed subdivision publicized.

Ms. Coles left the survey maps with Secretary Kurtz.

### **COMMUNITCATIONS:**

Mr. Witkowski stated the following items have been received regarding the proposed Verizon tower:

- The Planning Board has received a completed visual impact assessment report from George Frantz.
- A copy of a letter from Attorney Brenner to Town Attorney Premo asking for an extension on the FCC "shot clock".

Upon discussion, Mr. Witkowski stated that following:

- The Planning Board should keep the public hearing for Special Use Permit Application No. 05SP16 open.
- The visual impact report should be put on the Town's website.
- An email be sent to Attorney Premo stating the Verizon application will be tabled and the public hearing would remain open.

Upon further discussion, Ms. Gabel made a motion to table Special Use Permit Application No. 05SP16 to extend the FCC "shot clock", seconded by Ms. Kerrick.

### **SOLAR COMMITTEE:**

Mr. Witkowski stated the need for a solar committee for the following:

- To help propose regulations for solar farms, since both the existing and proposed LUR did not address them.
- The need for an overlay and soil map to help locate proposed site locations.
- Mr. Mooney has done a lot of the leg work already.
- Meeting would be on the 3<sup>rd</sup> Tuesday of the month, with the first meeting being April 18<sup>th</sup>.
- The need to advertise an open meeting for any interested parties to participate in the development of solar regulations.

Upon discussion, Ms. Kerrick stated she would contact members of the Ag Council to see if anyone is interested on being part of the committee.

Upon further discussion, Ms. Kerrick, Mr. Mooney and Mr. Witkowski would be the core of the solar committee.

As there was no further business, Ms. Gabel made a motion to adjourn the meeting at 7:50PM, seconded by Ms. Kerrick. Ayes-4. Nays-0. Absent-1.

Respectfully, Maureen Kurtz