

TOWN OF WAYNE PLANNING BOARD

Minutes

April 12, 2021

PUBLIC HEARING

A public meeting opened at 6:30 on the matter of a minor subdivision 093-SA, the request put forward by Mr. William Kellogg, Jr. concerning the division of 9889 Sleeve Road. Final survey maps of the subdivision were presented to the board. The board reviewed the new plots. Public comment period opened. No one was present to comment, no one on zoom, no letters. At 6:50 pm the meeting was closed.

REGULAR MEETING

In attendance: Bill Kellogg Jr., Justin Whitcomb

| | Present | Absent | Late |
|-------------------|----------|--------|------|
| Roll Call | | | |
| Stan Witkowski | <u>X</u> | ___ | ___ |
| Nancy Gabel | <u>X</u> | ___ | ___ |
| Donna Sue Kerrick | <u>X</u> | ___ | ___ |
| Chris Mooney | <u>X</u> | ___ | ___ |
| Shonna Freeman | <u>X</u> | ___ | ___ |
| Scott Hendershott | <u>X</u> | ___ | ___ |

MINUTES:

Ms. Gabel made a motion to accept the minutes of the February 8 meeting. Ms. Kerrick seconded the motion. Motion approved.

Ms. Gabel made a motion to accept the minutes of the March 8 meeting. Mr. Hendershott seconded. Motion approved.

AGENDA REVIEW

No changes to the agenda as presented.

NEW BUSINESS:

a. Final Review of 093-SA William Kellogg request for Subdivision of 9889 Sleeve Rd

With no negative comments, actually, no comments on the proposal during the Public Hearing, Mr. Mooney made a motion to approve the subdivision as presented on the new survey. Ms. Kerrick seconded. The motion was unanimously approved.

- b. **Site Plan review for William Kellogg, Jr.** to build new home on Coryell Road.

Ms. Gabel made a motion to accept the proposal to build a new home. Ms. Kerrick seconded the motion.

Mr. Witkoski indicated that SEQR could be waived for this project. The completed plan was presented and reviewed. There are no view shed issues. It is an allowed use for the district. Septic design is complete and approved by KWIC.

Motion was called. The site plan was approved to be build according to plans submitted with application.

- c. Discussion of a letter requesting consideration to allow a home occupation business in LUR-3. Justin Whitcomb and his wife made an offer on a home in November of 2018. The transaction closed in January of 2019. During that interval the Town adopted the new Land Use Regulations that at present do not allow home occupation businesses in that district. Mr. Whitcomb said his wife is a licensed hairdresser. She would like to conduct business, at least part-time out of the house. She also conducts this business elsewhere. The work would be completely conducted in the home, no sign, no advertising. There is enough parking in the drive.

After extensive conversation about the board's desire to allow for home occupations and how many residents may already be working from home with professional or on-line businesses, the board came to consensus to put forward a recommendation to the Town Board to consider amending the Land Use Regulations to allow for home occupations in LR-3. Ms. Freeman will take the recommendation to the Town Board at the next town meeting.

OLD BUSINESS:

No old business.

DISCUSSION

Ms. Kerrick made a motion to adjourn, 2nd by Mr. Hendershott. Meeting adjourned at 8:02 PM.

Respectfully Submitted,

Amy Gush
Board Secretary