

MINUTES OF THE TOWN OF WAYNE
PLANNING BOARD
February 3, 2014

The February 3, 2014 meeting was opened with a roll call at 7:00PM.

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

ALSO PRESENT:	Candy Dietrich	Steve Veley II
	Bill Reed	MaryAnn DeVries
	Rudy DeVries	John Oswald
	John Rosno	

MINUTES:

Mr. Witkowski made a motion to approve the December 2, 2103 minutes as presented, seconded by Ms. Gabel.

A roll call vote was taken.

Vote Record	Yes/Aye	No/Nay	Abstain	Absent
Glenn Neu, Chair	X	—	—	—
Nancy Gabel	X	—	—	—
Donna Sue Kerrick	—	—	X	—
Stan Witkowski	X	—	—	—

Ayes-3. Nays-0. Abstain-1.

Ms. Kerrick made a motion to approve the December 17, 2013 minutes as presented, seconded by Mr. Witkowski.

A roll call vote was taken.

Vote Record	Yes/Aye	No/Nay	Abstain	Absent
Glenn Neu, Chair	X	—	—	—
Nancy Gabel	X	—	—	—
Donna Sue Kerrick	X	—	—	—
Stan Witkowski	X	—	—	—

Ayes-4. Nays-0. Abstain-0.

There was no formal meeting January 7, 2014. The following people were present:

Glenn Neu, Chair Stan Witkowski, Vice-Chair Donna Sue Kerrick Dennis Carlson

NEW BUSINESS:

SITE PLAN APPLICATION(S):

Stephen W. Veley II. Property located at 9875 Bubbling Springs Rd., Town of Wayne. Request to demolish down and replace existing cottage on undersized lot.

Mr. Veley stated the following:

- Part of the existing cottage was on the neighbors' property.
- Due to additions, the cottage was in disrepair.
- The new structure would be centered and smaller than the existing cottage.

Ms. Kerrick made a motion to open the discussion concerning Mr. Veley's application, seconded by Mr. Witkowski.

Mr. Harrop stated that the plan goes in the direction of both the Comprehensive Plan and proposed Land Use Regulations.

Mr. Neu stated, unfortunately, the proposed Land Use Regulations are just that, proposed.

Upon further discussion, the Planning Board noted the following:

- The Board could base their decision on what the intent is, rather than the current Land Use Regulations.
- The new structure would fit into the character of the neighborhood and is going in the right direction.
- The proposed structure is going in the right direction and would correct any encroachment of the existing structure that is partially on the neighboring property.
- Due to no large impact, the SEQR requirement was waived.

Upon further discussion, Mr. Neu made a motion to conditionally approve the site plan application based on the Zoning Board of Appeals decision and subject to septic approval by KWIC, seconded by Ms. Gabel.

A roll call vote was taken.

Vote Record	Yes/Aye	No/Nay	Abstain	Absent
Glenn Neu, Chair	X	—	—	—
Nancy Gabel	X	—	—	—
Donna Sue Kerrick	X	—	—	—
Stan Witkowski	X	—	—	—

Ayes-4. Nays-0. Abstain-0.

William Reed: Property located at 14017 Keuka Village Rd., Town of Wayne. Request to tear down existing cottage and replace with new cottage and garage.

Mr. Reed stated he wanted to tear down the existing cottage and replace it with a two story single family home with garage.

Mr. Witkowski made a motion to open the discussion on site plan application for Mr. Reed, seconded by Ms. Kerrick.

Mr. Harrop stated he had no objections to the proposed project as it met all setback requirements and would need to go through the normal building process.

Upon discussion, the following items were noted:

- The need for erosion control due the proximate of the Lake.
- Waive the SEQR requirement as there is no large impact, since the existing structure is being removed and replaced with a modular with a deck.

Mr. Neu made a motion to approve the site plan application, contingent upon a letter of approval from KWIC for their septic, seconded by Mr. Witkowski.

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

Patrick Rosno: Property located at along State Rte. 54., Town of Wayne. Request for commercial driveway.

Mr. Neu stated a letter was sent to Mr. Rosno requesting the applicant have the lot frontage surveyed and identify where the road right of way stops from the intersection of Ste. Rte. 54 and 230.

Both Mr. Oswald and brother of Patrick Rosno were present to represent Mr. Rosno.

Mr. Neu informed both present, the need for Mr. Rosno to look at 7.4.2, 4 and 5 regarding driveway standards, and meet those requirements.

Due to no new information being received at the time of this meeting, this application was tabled until March 3, 2014.

Darlene Guerin: Property located 8804 Coryell Rd., Town of Wayne. Request two (2) lot line adjustments.

Mr. Harrop stated this request met the requirements of paragraph C in the subdivision regulations, and would need a land use permit.

Mr. Neu inquired why the Board was reviewing the request.

Mr. Harrop stated he needed the Planning Board's stamped approval based on the applicant's intention not to change the use of the property.

Upon discussion, no SEQR was needed.

Upon further discussion, Mr. Witkowski made a motion to approve the minor subdivision as a lot line adjustment for the Guerin property, seconded by Ms. Gabel.

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

COMMUNICATIONS:

Mr. Neu reviewed the current Land Use regulations concerning the height restrictions on accessory buildings and noted the following:

- The proposed regulations have the 18 ft. requirement.
- In AGR, specifically barns are higher than 18 ft.
- It is really a view shed issue and can be regulated by site plan application process.
- If any accessory building is over eighteen ft. it would need to meet all setback requirements.

Mr. Harrop stated historically it was to discourage living dwellings in an accessory building.

Concern on how to invite small businesses in the area and the need to have the scenic corridor expanded were discussed.

Ms. Kerrick stated the Fimlaid property was moving forward into becoming a bird sanctuary.

The following people signed up for training to be held at Corning Community College on April 3, 2014:

1. Candy Dietrich
2. Nancy Gabel
3. Donna Sue Kerrick
4. Glenn Neu
5. Stanley Witkowski

As there was no further business at this time, Ms. Gabel made a motion to adjourn the meeting at 8:40PM, seconded by Mr. Witkowski. Ayes-4. Nays-0.

Sincerely,

Maureen Kurtz