

MINUTES OF THE TOWN OF WAYNE
PLANNING BOARD
May 5, 2014

The May 5, 2014 meeting was opened with a roll call at 7:00PM.

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

| | | |
|---------------|----------------|-----------------|
| ALSO PRESENT: | Candy Dietrich | William Kellogg |
| | Meg Morrison | Ron McIntire |
| | Titus Wenger | Steve Dillon |
| | T R Putney | |

MINUTES:

Ms. Kerrick made a motion to approve the April 7, 2014 minutes as presented, seconded by Mr. Witkowski.

A roll call vote was taken.

| Vote Record | Yes/Aye | No/Nay | Abstain | Absent |
|-------------------|----------|--------|---------|----------|
| Glenn Neu, Chair | <u>X</u> | _____ | _____ | _____ |
| Nancy Gabel | <u>X</u> | _____ | _____ | _____ |
| Jim Hancock | _____ | _____ | _____ | <u>X</u> |
| Donna Sue Kerrick | <u>X</u> | _____ | _____ | _____ |
| Chris Mooney | <u>X</u> | _____ | _____ | _____ |
| Stan Witkowski | <u>X</u> | _____ | _____ | _____ |

Ayes-5. Nays-0. Abstain-0. Absent-1.

NEW BUSINESS:

SITE PLAN APPLICATION(s):

Titus Wenger: Property located at 9412 County Rte. 87., Town of Wayne. Request for farm shop.

Mr. Wenger stated he wanted to build a farm shop to service farm equipment.

Mr. Harrop stated the building plan met all setbacks and Ag

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

Upon discussion, the following items were noted:

- It fell within an Agricultural use as an agricultural building.
- It met all setback requirements.
- The well was located on the other side of the silo.
- The septic system would not be affected.
- Any water would be supplied from a garden hose.

Upon further discussion, a roll call vote was taken to approve the site plan.

Ayes-5. Nays-0. Abstain-0. Absent-1.

William Kellogg: Property located at 9499 County Rte. 87, Town of Wayne. Request to construct a 2 car garage.

Mr. Harrop stated the proposed project met all setback distances and height requirements.

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

Upon discussion the following items were noted:

- The application was straight forward.
- Motion lighting would be used for entering and existing the garage.
- The application was a type 2 action and required no SEQR.

Upon further discussion, a roll call vote was taken.

Ayes-5. Nays-0. Abstain-0. Absent-1.

Richard Morrison: Property along Keuka Hill Rd., Town of Wayne. Request to construct a barn, put in a driveway with sluice and drill a well.

Mr. Harrop stated the proposed project met all setback requirements, further noting that the sluice pipe would be put in by the Highway Department once a driveway permit is issued.

Mr. Morrison stated he would like to put in the sluice pipe for the drive, drill a well and lastly build the barn.

Mr. Witkowski made a motion to approve the site plan application as submitted, seconded by Mr. Mooney.

Upon discussion, the following items were noted:

- There would be basic outdoor lighting.
- Work would begin sometime this year, once the appropriate permits were issued.

Upon further discussion, a roll call vote was taken.

Ayes-5. Nays-0. Abstain-0. Absent-1.

Warren Cole: Property located at 11986 East Lake Rd., Town of Wayne. Request to remove part of existing cottage and put on an addition.

Mr. Harrop stated the following:

- The building met all setback requirements.
- They weren't enlarging the number of bedrooms.
- The request was more of a remodel than build, just larger.

Mr. Cole stated the following:

- He would like to start the project within two (2) weeks and be completed by September 30th.
- The red garage on the property would be staying.
- Two (2) dumpsters would be used to store and remove any created debris.
- Most work would be on the hard road surface.

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

Upon discussion, the following items were stated:

- Erosion control should be enacted by using silt fencing.
- Proper precautions should be used for road safety.

Upon further discussion, a roll call vote was taken.

Ayes-5. Nays-0. Abstain-0. Absent-1.

Duane Doherty: Property located at 9262 Alderman Rd., Town of Wayne. Request to have two (2) 12' by 20' run in shed, fencing and well.

Mr. Harrop reviewed the facts:

- The applicants first came to see him in October of 2013 and would like to establish a horse rescue.
- They were informed they would need permits for any construction.
- The two run in sheds were constructed without permits and before any permits could be issued, any violations would need to be resolved.
- Mr. Harrop referred to both the letter dated December 28, 2013 and email dated February 1, 2014, noting the Board could only address the two run in sheds.

Mr. Neu crossed off the request for a construction of a 40' by 80' horse barn on both the site plan application, pages one and two, and page one of the SEQR.

Mr. Witkowski made a motion to approve the modified site plan application, seconded by Mr. Mooney.

Upon discussion, the following items were stated:

- The Doherty's should be invited to the June 2, 2014 meeting to discuss their overall plan for the property.

- Suggest Ms. Kerrick meet with the Town of Wayne Agricultural Consul to discuss the need for safety issue that may need to be met for the horses.
- Their request falls under Type 2 of the SEQR.

Shirely Putney: Property located at 10076 Hyatt Hill Rd., Town of Wayne. Request divide into two (2) lots, one at 5 acres and one at 8.66 acres.

Mr. Harrop stated that the proposed lot sizes were large enough for the area, but the shape was somewhat convoluted due to the natural features of the land.

Mr. Neu referred to Section 7.4.2 of the Land Use Regulations regarding residential driveways, since a drive would need to be put in for access to the 8.66 acre lot. He further reviewed with the board pages 10 through 12 of the Subdivision Regulations regarding minor subdivisions.

Upon review, since a SEQR was required, Ms. Kerrick made a motion the Town of Wayne Planning Board act as the leading agency, seconded by Mr. Mooney.

Upon further discussion, a roll call vote was taken.

Ayes-5. Nays-0. Abstain-0. Absent-1.

Upon review of the SEQR the following changes were approved and initialed by the applicant for Part 1:

- Number 5 should be Yes.
- Number 9 should be No.
- Number 14 should be Forest/Ag.

Upon review of Part 2, Numbers 1 through 11, were No.

Part 3, was by passed, as none were listed above.

A negative declaration was made an all AYE vote.

Mr. Mooney made a motion to approve the prelim subdivision application as submitted with no environmental impact required, seconded by Mr. Witkowski.

Mr. Neu instructed the applicant follow the minor subdivision requirements listed in the subdivision regulations in order to have a complete application.

COMMUNICATIONS:

Mr. Neu stated that both the Planning and the Zoning Board of Appeals will meet to discuss a flow chart regarding site plan applications and variances.

Mr. Carlson proposed the following items should be discussed:

- Identify the issue.
- Discuss the issue.
- Conclude.

Mr. Harrop inquired about corner lots, as the proposed barn construction for the Morrison's is located on a corner lot.

Mr. Neu stated the front yard is the address where the applicant gets their mail, noting corner lots have two front yards and two rear yards, with the front yard requiring a 25 ft. setback.

Ms. Gabel made a motion to adjourn the meeting at 8:40PM, seconded by Mr. Witkowski.

Sincerely,

Maureen Kurtz