

## TOWN OF WAYNE PLANNING BOARD

June 12, 2023

### Draft

The regular meeting of the Planning Board was called to order at 7:00 pm.

In attendance: David Bauer, Steve Tomlinson, Mark Hufnagel, Pat Hufnagel, Kenneth Hoover, Bill Grove

	Present	Absent	Late
Roll Call			
Stan Witkowski	x		
Nancy Gabel	x		
Chris Mooney	x		
Shonna Freeman	zoom		
Scott Hendershott	x		
Don Robbins		x	
Gill Harrop		x	
Karen Doucette, Alt.	x		
Joyce Plaisted, Alt.		x	

### **MINUTES:**

Mr. Mooney made a motion to accept the minutes of May 8, 2023 meeting. Dr. Doucette seconded the motion. Motion approved. Ms. Gabel abstained.

### **AGENDA REVIEW**

No changes to the agenda as presented.

### **NEW BUSINESS:**

**Site Plan Review: Kenneth Hoover** Property Tax ID #092.00-01-018.000, 9858 Ridge Road, Town of Wayne in HC-2, Sec 3. Height greater than 34' Build new home.

Mr. Hoover shared his plans to build a new home on a newly cleared lot on Ridge Road. Ms. Gabel made a motion to accept his application, Mr. Hendershott seconded. The board took up the review.

Mr. Hoover was granted a height variance at the June Zoning board meeting allowing for an additional three feet of height over and above the current LUR standard. There are no setback or grade issues in the plan as presented. Septic system approval is in the works for a four-bedroom home.

Mr. Witkowski stated that as this is a type I action the SEQR review would be waived. The home would be in LUR Hillside Conservation District. There are no lot coverage issues. Ridge Road is Town Road so the county does not need review.

Mr. Hoover indicated he wished to begin construction ASAP. Mr. Witkowski opened the Public Comments portion of the hearing at 7:11 pm. No correspondence from neighbors was received. No public comments offered at the meeting. Public Comments closed at 7:12 pm.

Ms. Gabel made a motion to approve the proposal as submitted. Mr. Hendershott seconded the motion. The board voted unanimously to approve the plan as submitted.

**Preliminary Site Plan Review: Mark Hufnagel** Property Tax ID #077.08-01-015.000, 13215 St. Rt. 54, Town of Wayne in LR-1 Sec 1 setbacks, Sec 3.A.4.5 pre-existing, non-conforming, and height over 34'. Tear down and build new home.

Mr. Hufnagel shared that the original plans for the building will be altered in response to a neighbor's concern over loss of viewshed looking NW toward the Bluff. Mr. Witkowski complimented the cooperative spirit noting that viewshed impacts not only enjoyment of a property, but also its value.

Discussion followed about what issues would be studied when the Planning Board officially reviews the final application among them - setback, lot coverage, drainage, septic, and lighting, etc. A discussion followed about the engineering of the dig to build the boathouse and basement and potential impact on the stability of the ground and drainage. Mr. Grove, **the architect?** for the project said that a soil engineer had looked at the project, done studies, and did not see any data to indicate any unusual problems. They have an excavation and build plan that will have limited impact on neighboring properties.

Mr. Witkowski said that since the project will have a drive off St Rt 54 he anticipates sending the plans to Steuben County planning for a review. That process usually takes about three weeks or less to get the county's comments. Mr. Witkowski counseled Mr. Hufnagel to work closely with the code officer as they continue to modify the plans.

Mr. Tomlinson, a neighbor was asked if his viewshed concerns were being addressed. He indicated that he felt they were and was seeking a continued good relationship with his neighbor.

#### **OLD BUSINESS:**

No old business on the docket.

Mr. Hendershott made a motion to adjourn. Ms. Gable seconded. Motion approved. The meeting was adjourned at 7:56 pm.

Respectfully Submitted,

Amy Gush, Board Secretary