

MINUTES OF THE TOWN OF WAYNE
PLANNING BOARD
August 4, 2014

Mr. Neu called the public hearing for Duane Doherty, Special Permit Application No. 02SP14, to order at 6:30PM.

		PRESENT	ABSENT	LATE ARRIVAL
MEMBERS PRESENT:	Glenn Neu, Chair	<u>X</u>	<u> </u>	<u> </u>
	Nancy Gabel	<u>X</u>	<u> </u>	<u> </u>
	James Hancock	<u> </u>	<u>X</u>	<u> </u>
	Chris Mooney	<u>X</u>	<u> </u>	<u> </u>
	Stan Witkowski, Vice-Chair	<u>X</u>	<u> </u>	<u> </u>
	Donna Sue Kerrick	<u>X</u>	<u> </u>	<u> </u>
	Dennis Carlson, liaison	<u>X</u>	<u> </u>	<u> </u>
	Gill Harrop, CEO	<u>X</u>	<u> </u>	<u> </u>
ALSO PRESENT:	Duane Doherty		Kim Doherty	
	John Fordham		Doug Howard	
	Ron McIntire		Dave Bauer	
	Linda Vang		John Vang	
	Fred Newman		Bonnie Newman	
	Shirley Putney		Tim Putney	
	Marty Reasoner			

Mr. Harrop stated the estimated fill and grading would be approximately 400 cubic yards plus any scrap off from the top soil.

Mr. McIntire inquired-when is a special permit required for fill and grading?

Mr. Neu read 7.3.5 of the current Land Use Regulations regarding Grading and Erosion control to those present.

Mr. Neu then opened the floor for any comments regarding Special Permit Application No. 02SP14.

The following individuals were present to express their concerns and or questions:

Both Mr. Fordham and Mr. Howard inquired why the proposed drive was off of Alderman Rd. instead of County Route 87.

Mr. Dougherty stated it was a safety issue, due to restricted site distance and the speed that people drive along County Route 87.

Ms. Gabel moved to start the regular meeting at 6:58PM, seconded by Mr. Witkowski.

The public meeting was closed with an Aye vote by all members present at 6:58PM.

Mr. Neu opened the August 4, 2014 meeting at 6:58PM with a roll call of the members.

	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>	_____	_____

REVIEW AGENDA:

Mr. Neu requested to move Special Permit 02SP14 to the last item under New Business. Ayes-5. Nays-0.

MINUTES:

Mr. Witkowski made a motion to approve the July 7, 2014 minutes as submitted, seconded by Mr. Mooney.

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>	_____	_____	_____
James 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):

Edwin Day: Property located at 9791 Bubbling Springs Rd., Town of Wayne. Request to place a 14 ft. by 40 ft. Wood-Tex shed and put a metal roof on house.

Mr. Harrop stated the following:

- It met all setback requirements.
- It was the second storage shed and met the separation requirements.
- It didn't block anyone's view shed..

Mr. Neu stated this was a Type II action and didn't require a SEQR.

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

A roll call vote was taken. Ayes-5. Nays-0. Abstain-0. Absent-1.

Roger BennettII: Property located at 9118 Carpenter Rd., Town of Wayne. Request replaces existing temporary structure with metal carport.

Mr. Harrop stated he had no issue with this request and that it met all the setback requirements.

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

Mr. Neu stated the application was pretty straight forward and erosion control measures should be taken.

Upon further discussion, the Planning Board found no issues with this application.

A roll call vote was taken. Ayes-5. Nays-0. Abstain-0. Absent-1.

Specail Permit 02SP14: Duane Dougherty. Property located at 9262 Alderman Rd., Town of Wayne. Request to disturb 31,440 square footage of land and bring in 400 cubic yards of fill for driveway.

Mr. Mooney made a motion to approve the application as submitted, seconded by Ms. Gabel.

Mr. Witkowski made a motion to do a SEQR.

A roll call vote was taken. Ayes-5. Nays-0. Abstain-0. Absent-1.

Mr. Mooney made a motion for the Planning Board to act as the lead agency for the SEQR, seconded by Ms. Kerrick.

A roll call vote was taken. Ayes-5. Nays-0. Absent-1.

Mr. Neu reviewed pages 1 thru 4 of the SEQR with the Planning board.

Ms. Gabel made a motion to declare a negative declaration upon the completion of the SEQR, seconded by Mr. Witkowski. (SEQR on file).

A roll call vote was taken. Ayes-5. Nays-0. Abstain-0. Absent-1.

Mr. Dougherty stated the following:

- He would be working with his contractor, Mr. Kolo, to put in the drive.
- Erosion control would be done with silt fencing.
- No tress would be removed.

Upon further discussion, the Planning Board found no issues with the application and recommended the following:

- Any brims and ditches need to be identified.
- Drill the well for the proposed house before doing any work.

A roll call vote was taken. Ayes-5. Nay-0. Abstain-0. Absent-1.

COMMUNICATIONS:

Mr. Newman stated he bought property located at 9438 County Rte. 87, Town of Wayne and wanted to know the process on how to place a unit on the property due to the following issues:

- The housing unit that sat on the existing cement slab was removed prior to buying the property.
- The existing slab is too close to the side yard.
- The lot size is undersized to meet the current Land Use Regulation standards.

Mr. Neu stated the following:

- Land Use Regulations were put in the 80's.
- A Site Plan application would need to be filled out and submitted to Mr. Harrop, Code Enforcement Officer.
- Building permits are required for any work done in the Town of Wayne.
- Due to lot being undersized, a variance would need to be filled out and sent to the Zoning Board of Appeals.

Mr. Reasoner was present to inquire the following:

- When the new Land Use Regulations would take effect.
- What the process was for pre-planning Board review of a site plan.


Mr. Neu stated the following:

- The Planning Board completed its draft of the revised Land Use Regulations last year to the Town Board.
- The draft is now in the hands of the Association of Town lawyers for their review and recommendations.

Mr. Harrop informed Mr. Reasoner, in order to start the process; a building permit would need to be applied for.

As there was no further business at this time, Ms. Gabel made a motion to adjourn the meeting at 8:30PM, seconded by Mr. Witkowski. Ayes-5. Nays-0. Absent-1.

Sincerely,


Maureen Kurtz