

TOWN OF WAYNE PLANNING BOARD

April 8, 2024

Draft

The regular meeting of the Planning Board was called to order at 7:04 pm.

In attendance: David Bauer, Robyn and Jon Swatsburg, Linford and Carrie Lapp, Lapp's son and daughter-in-law on zoom

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

MINUTES:

Dec '23, Feb '24 minutes were approved. March '24 minutes approved

AGENDA REVIEW

No changes to the agenda as presented.

NEW BUSINESS:

Subdivision Linford and Carrie Lapp Property Tax ID #078.00-01-07.180, 0 State Route 230, Town of Wayne in HC-1, section 1f

Mr. Mooney made a motion to accept the application for consideration. Dr. Doucette seconded.

Motion approved.

The Lapps presented the new official plot map showing the subdivision of the parcel into two lots. The new lot has a deeded right of way to allow access to the property. Their son will be the owner of the new lot and intends to eventually build a home on the lot.

At 7:08 Public Comments were opened. Nothing was offered and no mail or email received regarding the project.

At 7:11 Public Comments closed.

Mr. Mooney made a motion to approve the plan as presented. Dr. Doucette seconded. The subdivision was unanimously approved and Mr. Witkowski signed and stamped the new plot maps. The Lapps were direct to file copies with the County.

Site Plan Review, BP 020-24 Robin Swatsburg Property Tax ID #091.11-050.100 11313
East Lake Rd., Town of Wayne, NY, in LS-2. Public hearing for construction of new home

Mr. Mooney made a motion to accept the application for consideration. Mr. Hendershot seconded.

Motion approved.

Ms. Swatsburg wishes to build a new home. The new home will sit essentially in the footprint of the existing building and has conforming setbacks. The existing structure will be removed. The board reviewed the plans and Mr. Hendershot inquired about the retaining walls. Mr. Swatsburg offered that they have hired an engineer and they worked with the code officer to ensure everything was correct and conforming.

At 7:20 Public Comments were opened. Nothing was offered and no mail or email received regarding the project. At 7:22 Public Comments closed.

The house will be built at 723' elevation as it is near lake level and will have flood gates on the foundation level. The home has been designed to fit on the land and a flat roof incorporated to meet height and any viewshed concerns. The existing driveway will provide access to the home. The septic system is in design and will meet KWIC approval standards.

A road use agreement may be necessary if large trucks are used that could damage the road. The Swatsburgs were encouraged to reach out to the Superintendent of the Town Highways.

Mr. Witkowski pointed out that as this is a Type II action SEQR can be waived. The board assented to waiving SEQR.

Mr. Hendershot made a motion to approve the plan as presented. Mr. Mooney seconded. The plan was unanimously approved.

With nothing else to come before the board the meeting adjourned at 7:33 PM.

Respectfully Submitted,

Amy Gush, Board Secretary