

MINUTES OF THE TOWN OF WAYNE
PLANNING BOARD
January 5, 2015

The January 5, 2015 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:	Randy Loose	Greg Blessing
	John Vang	Linda Vang

MINUTES:

Mr. Mooney made a motion to approve the December 1, 2014 minutes as presented, seconded by Ms. Kerrick.

A roll call vote was taken by stating Aye. Ayes-4. Nays-0. Absent-2.

NEW BUSINESS:

SITE PLAN APPLICATION(s):

Steve and Randy Loose: Property located at 9750 Grove Springs Rd., Town of Wayne. Request for addition on existing structure.

Ms. Loose stated the addition was for a master-bedroom, bathroom, mudroom and entry.

Mr. Witkowski inquired if the number of bedrooms would be increased.

Ms. Loose stated the following:

- They were only increasing the size of the bedroom and no additional bedrooms were being added and would not change the septic.
- They have no well; their water is supplied by a water carrier and stored on the premises in a storage tank.

Mr. Harrop noted the following items:

- The applicant met all setback requirements.
- There was no issue with obstruction the view shed.
- The applicants have supplied a tentative erosion control plan.

Mr. Mooney inquired about the existing drive and whether it would be paved.

Ms. Loose stated they would maintain the gravel drive.

Mr. Witkowski stated the following:

- This was a Type II action and didn't require a SEQR.
- The proposed addition falls within the current Land Use regulations and Comprehensive plan.
- The height of the proposed addition wasn't an issue.
- It met all setback requirements.

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

Upon reviewing the 14 elements and after further discussion, no further issues were noted.

Upon further discussion, a roll call vote was taken to approve the site plan application. Ayes-4. Nays-0. Absent-2.

Gregory Blessing: Property located at 10205 Hyatt Hill Rd. Request to construct a 100 ft. by 50 ft. single family home.

Mr. Blessing stated the following:

- He was downsizing and the proposed structure was typical pole barn construction allowing for allot of storage space for his equipment with one bedroom with living facilities whenever he was in the area.
- ST Coots would be his contractors for the proposed project.
- There is an existing well on the property.
- He had an agreement with Kernahan Engineers for the proposed septic.

Ms. Kerrick made a motion to approve the application, seconded by Ms. Gabel.

Mr. Harrop stated:

- He had no concerns about this application.
- It met all setback requirements.

Mr. Witkowski stated it was a Type II activity requiring no SEQR.

Upon reviewing the 14 elements and after further discussion, no further issues were noted.

A roll call vote was taken. Ayes-4. Nays-0. Absent-2.

Leonard Conklin: Property located 9588 Way Mandalay, Town of Wayne. Request to remove existing trailer with new 28 ft. by 44 ft. manufactured home.

Mr. Harrop stated the following:

- This application was heard and approved for a variance on December 11, 2014.
- He has given them a building permit prior to site plan review.
- Site plan needed to be done in order to complete the process.

Ms. Gabe made a motion to approve the site plan application, seconded by Ms. Kerrick.

Upon discussion and review of the application, a roll call vote was taken.

Ayes-4. Nays-0. Absent-2.

COMMUNICATIONS:

Mr. Harrop stated the Town Board has appointed a new attorney for the Town who specializes in Land Use Regulations. He further noted that work still needed to be done to the proposed regulations and any parking lot items from past Planning Board meetings should be addressed to her.

Mr. Witkowski stated he would contact Mr. Neu about the parking lot items.

Ms. Gabel made a motion to adjourn the meeting at 7:35PM, seconded by Ms. Kerrick. Ayes-4. Nay-0. Absent-2.

Sincerely,

Maureen Kurtz