

MINUTES OF THE TOWN OF WAYNE  
PLANNING BOARD  
February 9, 2015

The January 9, 2015 meeting was opened with a roll call at 7:00PM.

|                                   | 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 (via skype)          | <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>      </u> | <u>  X  </u>  | <u>      </u> |
| Gill Harrop, CEO                  | <u>      </u> | <u>  X  </u>  | <u>      </u> |

ALSO PRESENT: Randy Loose                      Greg Blessing  
                  John Vang                     Linda Vang

**MINUTES:**

Ms. Kerrick made a motion to approve the January 5, 2015 minutes as presented, seconded by Mr. Mooney.

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

**NEW BUSINESS:**

**SITE PLAN APPLICATION(s):**

**John and Linda Vang:** Property located at 9685 Crystal Beach Rd., Town of Wayne. Request to remodel existing residence with 8 ft. by 32 ft. addition and replace existing porch with new one on existing foot print.

Mr. Vang stated the following:

- They were approved for a variance granting 2 ft. of relief from the high water mark by the Zoning Board of Appeals on January 29, 2015 to replace the existing porch.
- The 8 ft. by 32 ft. new addition on the road side of the cottage would be smaller than the existing landing is currently there and met the required setback requirements.
- They were downsizing from a 4 bedroom home to a 3 bedroom home.
- It would be a year round residence.
- All outdoor lighting would be LED.

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

After discussion, the following items were noted:

- No SEQR was needed, as it was a Type II action.
- The contour of the land was pretty flat.
- The applicant would need to take erosion control measures.

Upon further discussion, a roll call vote was taken to approve the site plan application. Ayes-5. Nays-0. Absent-1.

**James Thomas:** Property located at 9559 Eagle Rock Trail, Town of Wayne. Request to construct a 19 ft. by 30 ft. by 8 ft. pole barn.

Ms. Kurtz stated this application was approved for a variance by the Zoning Board of Appeals on January 29, 2015 to construct the pole barn on an undersized lot.

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

Upon discussion, the following items were noted:

- No SEQR was needed, as it was a Type II action.
- The contour of the land was pretty flat.
- The building would have no electricity or drive.
- The building would be used only for storage.

Upon further discussion, a roll call vote was taken to approve the site plan application. Ayes-5. Nays-0. Absent-1.

**Thomas Burns:** Property located at 9639 Crystal Beach Rd., Town of Wayne. Request to replace two existing windows with door and 4 ft. landing.

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

Ms. Kurtz stated this application was approved for variance by the Zoning Board of Appeals on January 29, 2015, granting 8 ft. of relief on the lakeside for the high water mark and 1.5 ft. of relief on the south west corner for the stairs and landing.

Upon discussion, no concerns were noted.

A roll call vote was taken to approve the site plan application. Ayes-5. Nays-0. Absent-1.

**Timothy Brown:** Property located off of County Route 94. Request to install a 12 ft. gravel driveway on the center of a 50 ft. deeded right of way.

Mr. Harrop, contacted via phone, stated the following:

- The applicant had obtained a permit from Steuben County Public Works and started construction of the drive, but not from the Town of Wayne.
- He issued a stop work order to the contractor.
- Letters from the following property owners and their concerns are on file:
  - a) Simmons, stating Mr. Brown may continue work when all permits and code requirements are met.
  - b) Mansari, stating they give Mr. Brown permission to continue excavating work.
  - c) Clark, stating she gives him permission for the drive with the stipulation that all permits and code requirements are met, erosion control measures are in place and deeded paperwork be updated.
- The Highway Superintendent isn't involved as the drive is off a County road.
- Storm water runoff isn't an issue as the land is pretty level.

- The intent of the owner is to create a friendly driveway with the other property owners in order to access his property and to sell it at a later date.
- He had no issue with this request.

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

Upon discussion, the following items were noted:

- It fell in character with the neighborhood.
- Ultimately the property owner is responsible for the violation, but the contractor should also be addressed about the violation, noting it wasn't the first time the contractor started work without the proper permits in place.

Upon further discussion, a roll call vote was taken to accept the site plan application as submitted. Ayes-5. Nays-0. Absent-1.

**Michael Widmer:** Property located at 14149 Keuka Village Rd., Town of Wayne. Due to renovation of existing cottage the applicant would like to move the entry door and add a porch to exit on the roadside.

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

Ms. Kurtz stated this application was approved for variance by the Zoning Board of Appeals on January 29, 2015, granting the alteration of a pre-existing non-conforming structure.

Upon discussion, the following items were noted:

- The request fit in character with the neighborhood and didn't further encroach on neighboring properties.
- It made sense to have direct access from and to, off the parking area.

Upon further discussion, a roll call vote was taken to accept the site plan application as submitted. Ayes-5. Nays—0. Absent-1.

Ms. Gabel made a motion to adjourn the meeting at 7:50PM, seconded by Ms. Kerrick. Ayes-5. Nays-0. Absent-1.

Sincerely,

Maureen Kurtz