

MINUTES OF THE TOWN OF WAYNE
PLANNING BOARD
May 4, 2015

The May 4, 2015 meeting was opened with a roll call at 7:00PM.

MEMBERS PRESENT:		PRESENT	ABSENT	LATE ARRIVAL
Glenn Neu, Chair		X	—	—
Nancy Gabel		X	—	—
James Hancock		—	X	—
Chris Mooney (via skype)		X	—	—
Stan Witkowski, Vice-Chair		X	—	—
Donna Sue Kerrick		X	—	—
Dennis Carlson, liaison		X	—	—
Gill Harrop, CEO		X	—	—
ALSO PRESENT:	Patty Kahl		Pat Bennett	
	Candy Dietrich		Mary Beisiegle	
	Julie Haar			

MINUTES:

Mr. Witkowski made a motion to approve the April 6, 2015 minutes as presented, seconded by Mr. Mooney.

A roll call vote was taken.

Vote Record	Yes/Aye	No/Nay	Abstain	Absent
Glenn Neu, Chair	—	—	X	—
Nancy Gabel	X	—	—	—
James Hancock	—	—	—	X
Donna Sue Kerrick	—	—	X	—
Chris Mooney	X	—	—	—
Stan Witkowski	X	—	—	—

Ayes-3. Nays-0. Abstain-2. Absent-1.

NEW BUSINESS:

PRELIM SUBDIVISION APPLICATION:

Mary Beisiegel: Property located at 9883 Rte. 230, Town of Wayne. Request to subdivide into 2 lots.

Mr. Harrop stated the following:

- This was a minor subdivision request.
- A state highway divides the property.

Upon discussion, Ms. Gabel made a motion to classify the request as a minor subdivision, seconded by Mr. Witkowski.

Vote Record	Yes/Aye	No/Nay	Abstain	Absent
Glenn Neu, Chair	<u>X</u>	—	—	—
Nancy Gabel	<u>X</u>	—	—	—
James Hancock	—	—	—	—
Donna Sue Kerrick	<u>X</u>	—	<u>X</u>	—
Chris Mooney	<u>X</u>	—	—	—
Stan Witkowski	<u>X</u>	—	—	—

Ayes-5. Nays-0. Absent-1.

Mr. Neu informed Ms. Beisiegel of the subdivision process by going over section 3.2.2 Submission Requirements for a Minor Subdivision A through O. Further noting, as a Planning Board, the Board could waive certain requirements.

Upon further discussion and review, the following recommendations were discussed and voted on by stating Aye:

- A. Buildable Land calculations-Waived. Ayes-5. Nays-0. Absent-1.
- B. Completed SEQR- Part II was reviewed, completed, found to have no negative impact and signed. Ayes-5. Nays-0. Absent-1.
- C. Location map of proposed subdivision-supplied.
- D. Found-not applicable. Ayes-5. Nays-0. Absent-1.
- E. There were no deed restrictions.
- F. To be provided by the Applicant.
- G. To be provided by the Applicant.
- H. To be provided by the Applicant.
- I. To be provided by the Applicant.
- J. Waived. Ayes-5. Nays-0. Absent-1.
- K. Waived. Ayes-5. Nays-0. Absent-1.
- L. To be provided by the Applicant.
- M. To be provided by the Applicant.
- N. To be provided by the Applicant.
- O. To be provided by the Applicant.

Mr. Witkowski made a motion to approve prelim application as submitted, seconded Ms. Gabel.

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

Mr. Neu informed the applicant that all required information would need to be provided no later than June 23, 2015, in order for a July 6th public hearing date on the proposed subdivision.

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

Site Plan Application:

Bennett LLC: Property located at 9510 Crystal Beach Rd. Request to construct bunk room and bathroom in existing garage.

Ms. Bennett stated due to the increase of her family over the years, she would like to add a bunk room and bathroom in her existing garage that would be used approximately 2 weeks in the summer.

Mr. Harrop, stated the following:

- The existing structure is located on 1 1/2 acre lot and meets the setback requirements.
- This was a unique opportunity to approve what others in the area have and are already doing.
- It has an approved septic system for the proposed project.
- He had no issue with this request.

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

Upon discussion, the following items were noted:

- It fell in character with the neighborhood.
- The applicant was adding onto an existing structure.
- It met all setback requirements.
- One extra light would be added to the door entrance in order to match the existing one already there.
- In case of an emergency, the double windows would serve as a safety egress.

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

COMMUNICATIONS:

Mr. Mooney informed the Planning Board about the following:

- The free information and presentations available upon request regarding clean energy.
- Review of the NYS unified solar permit.
- The need to adopt a set of guidelines.
- The need to have professional certified installers for solar panels.
- Suggested the Board review the NYS website on solar energy.

Mr. Neu stated the need for Planning Board to present to the Town Board and Zoning ground work on solar energy with Mr. Mooney present to answer any questions.

Ms. Gabel made a motion to adjourn the meeting at 8:35PM, seconded by Ms. Kerrick. Ayes-5. Nays-0. Absent-1.

Sincerely,

Maureen Kurtz