

MINUTES OF THE TOWN OF WAYNE  
PLANNING BOARD  
August 3, 2015

The August 3, 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>      </u>	<u>  X  </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>      </u>	<u>  X  </u>	<u>      </u>

ALSO PRESENT: JJ Coots Deborah Kogut  
Candy Dietrich

**MINUTES:**

Mr. Witkoski made a motion to approve the July 21, 2015 minutes as amended, 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):**

**Kogut/Hillman:** Property located at 11945 Est Lake Rd., Town of Wayne. Request to demolish and replace existing residence.

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

Mr. Neu stated this application was approved for variance by the Zoning Board of Appeals on June 9, 2015 for the construction on an undersized lot allowing 22 ft. variance relief on the high water mark and 3 ft. of relief on the south side.

Ms. Kerrick inquired about the septic.

Mr. Neu reviewed the following conditions for Special Use Permit 04SP15 that was granted to the applicants on July 6, 2015:

- As per submitted plans.
- It fit in with the neighborhood.
- A Road Use Agreement would be needed.
- A deeded easement would be needed for the proposed placement of a new septic system.
- Temporary shoring may be required if during construction to prevent bank erosion during construction and would be at the Owners' expense.

Mr. Coots stated the following:

- An easement was granted for the new septic system that was approved by the Dept. of Health.
- He was currently waiting for Colby Petersen of KWIC to sign off of the engineered plans.
- A lot of the demolition work would be done by barge.
- He would be bringing some of his equipment via the Grey Stones and any necessary road closing would be run through Dave Bauer, Highway Superintendent.
- Work should be started this Fall and completed in the Spring.

Mr. Neu encouraged the Mr. Coots to contact Soil and Water and have them take a look at the bank prior to any work being done.

Upon further discussion, the following items were noted:

- No SEQR was needed since a Special Use Permit was granted.
- A signed Road Use Agreement would be needed.
- A signed septic plan approved by KWIC was needed.
- By moving the new cottage back, allows better view of the Lake.
- Minimize outdoor lighting.
- Any temporary shoring that may be needed during construction to prevent soil erosion would be at the Owners' expense.

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

The Board thanked Mr. Coots for his complete application.

### **COMMUNICATIONS:**

Mr. Neu informed the Board about emails he received:

- Supervisor Butchko regarding a potential August 18<sup>th</sup> meeting about changes on the proposed LUR. Form base code versus district zoning regulations. Review pages 7 through 34. Mr. Neu stated he would forward the email any information to the Planning Board, Ms. Dietrich and Mr. Hand.
- Tom Freeman regarding potential green space along the canal that runs between Keuka Lake to Waneta Lake.

Ms. Kerrick inquired what the Board may do to help Mr. Harrop enforce those individuals who blatantly disregard the Land Use regulations.

Mr. Neu stated a process has just been approved by the Town to take care of a violation when it occurs. This process allows Mr. Harrop to take the individual to court.

Ms. Kerrick made a motion to adjourn the meeting at 8:05PM, seconded by Mr. Witkowski. Ayes-4. Nay-0. Absent-2.

Sincerely,

Maureen Kurtz