

MINUTES OF THE TOWN OF WAYNE  
PLANNING BOARD  
August 18, 2015

The August 18, 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	<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: Jerry Kernahan Candy Dietrich  
Jon Serdula

**MINUTES:**

Ms. Kerrick made a motion to approve the August 3, 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):**

**Lori Baxter:** Property located at 9785 Garrett View Dr., Town of Wayne. Request to 3 ft. by 20 ft. addition to existing structure.

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

Mr. Neu stated this application was approved for variance by the Zoning Board of Appeals on August 13, 2015 for 5.5 ft. side yard setback relief on the addition.

Mr. Kernahan was present to represent Ms. Baxter and stated the following:

- There would be no excavation for the proposed addition.
- They would be taking existing dead space and making it usable.
- Proposed exterior work would start and be completed in October.
- Inside remodeling work would be completed at leisure.

Upon further discussion, the following items were noted:

- No SEQR was needed since it was a Type II action.
- The request was pretty straight forward.

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

**Michael Waldrop:** Property located on Ste. Rte. 54 across from 14020 Keuka Village Rd. Request to place a 10 ft. by 16 ft. by 8 ft. storage shed on property.

Mr. Neu noted the following items after talking with Mr. Harrop regarding this application:

- The applicant would be using an existing driveway.
- There was plenty of space to place the proposed shed and met all the required setbacks.
- He had no objection to this application.

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

Upon further discussion, the following items were noted:

- It was a Type II action so no SEQR was needed.
- There would be no electricity or water to the structure.
- The request was straight forward.

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

**Prelim Subdivision Application for David Sonner:** Property located across from 4166 Shorewood Dr., Town of Wayne. Request to subdivide into two lots.

Mr. Neu read Section 1.8 regarding variances to those present.

Upon discussion, the following items were noted:

- The application was incomplete at this time.
- Not sure if it would qualify as a lot line adjustment.
- The application should be tabled until more information is supplied.

John Serdula arrived at 7:40PM to the meeting and was able to state the following:

- Currently his garage sits on part of the absorption field to his existing septic system.
- The purchase of the proposed lot subdivision would allow him to drill a new well to replace his existing well, currently located below the septic bed.
- He would like to construct a garage on the proposed new parcel.
- The new parcel would be located across from his existing lot.

Upon discussion the following items were noted:

- The applicant should refer to Section 3.3.2 items A through O of the Subdivision Regulations, and complete the necessary requested information.
- Talk with Mr. Harrop and see if this would be considered a lot line adjustment.

### **COMMUNICATIONS:**

Mr. Neu informed the Board about the meeting he attended consultant Sharon Lilla and others regarding changes to the proposed Land Use regulations.

Mr. Mooney gave the Board a brief presentation on Form Base Codes he researched on the website [formbasecode.org](http://formbasecode.org). and from blogs that he reviewed.

Upon discussion after Mr. Mooney's presentation, the following items were noted:

- The proposed Land Use Regulations already addresses some of these issues but could be beneficial in the Hamlet areas.
- Form base code would allow maintaining the character of some neighborhoods and be more visitor' friendly.
- The current proposed Land Use Regulations were guided by both the Comprehensive Plan and Cornell University recommendations.
- Hyperlinks would be useful.

The following items were noted after discussion on the Marty Ellis property:

- A stop work order was put on the pond.
- Another stop work order was issued for the addition that was started on the barn.
- No future permits can be issued until the violations are corrected.
- At the Owner's expense, the Town may require engineer's approval of all pond work.

Ms. Kerrick informed the Board of potential buyers for the Kellogg property that is currently for sale and the possibility of a potential subdivision.

As there was no further business at this time, Ms. Gabel made a motion to adjourn the meeting at 7:25PM, seconded by Mr. Witkowski. Ayes-5. Nay-0. Absent-1.

Sincerely,

Maureen Kurtz