

Village of Wampsville Planning Board
August 19, 2025

In Attendance

Board Members: Justin Szratter, Kyle Ortlieb, Bill Colvin, Jim Rafte

Also in Attendance: Mayor Jerry Seymour, Debbi Waxenfeld, Carol Colvin, Marcia Rafte, Michelle Dailey, Terry Relyea

Call to Order

Justin Szratter called the Planning Board Meeting to order at 6:30 pm.

The Pledge of Allegiance was recited.

Minutes

Bill Colvin made a motion to approve of the June minutes; Jim Rafte seconded the motion. All in favor – motion carried.

Jim Rafte made a motion to open the public meeting to discuss the proposed variance application of the property owned by Michele and Herbert Dailey (tax map no. 37.17-1-22). Bill Colvin seconded the motion. All in favor.

Public Meeting

Michele Dailey presented the board with updated drawings to review and discussed the variance application. The new drawings showed the proper property lines, drainage, and the existing pool. She let the board know that the addition itself is 10 feet from the property line, but the roof line is about 7 feet from the line. She advised that there was crusher run in the back of the property to keep water off the neighbors' properties and that there is drainage for any run-off from the roof. The drainage goes to the storm sewer. Bill Colvin had concerns about the drainage, the fact that there is a lot of concrete in the backyard due to the pool that wasn't included in the original drawings and that we should have a minimum of 10 feet from the property line. Justin Szratter felt that the greenspace and drainage was sufficient to support the addition. The board had no further questions for the homeowner.

A motion was made by Jim Rafte to close the public meeting, and Bill Colvin seconded it. All were in favor.

A vote was made to approve or deny the variance application. The vote was 3 yes (Justin Szratter, Kyle Ortlieb, Jim Rafte) and one no (Bill Colvin), a majority was met and therefore the variance is approved.

The next step for the homeowner is to get a building permit approved from codes.

Old Business

- Pizzeria
 - The board has received notice that there are new, updated drawings. Per the drawings received, it looks like they will be combining parcels and they will be adding an addition to the one building. We will need to have another public meeting for a special use permit. The process will start again, and letters will go out to the neighbors and legal notices posted.
- Codes Report
 - The monthly code report was shared with the board.

New Business

- The Village offices will be closed the week of September 15th. We will need to reschedule the meeting that was scheduled for September 16th. A motion was made by Bill Colvin to hold the next meeting, which will also be the public meeting on September 23rd at 6:30 pm. Kyle Ortlieb seconded the motion. All in favor – motion carried.

Adjournment

Motion to adjourn the meeting at 7:15 p.m. was made by Jim Rafte and Kyle Ortlieb seconded. All in favor – motion carried.

Next regular meeting will be September 23, 2025.