

Village of Wampsville Planning Board

July 15, 2025

In Attendance

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

Also in Attendance: Mayor Jerry Seymour, Debbi Waxenfeld, Carol Colvin, Sue Brown, 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

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

Bill Colvin 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). Jim Rafte seconded the motion. All in favor.

Public Meeting

Michele Dailey presented the board with plans to review and discussed the variance application. She stated that the addition would be 20'x28' with an 8' porch extension. When completed the addition would be 5' from the fence line. She advised that when the septic was dug there was one leach line. She indicated that she recently had a pool put in, but this was not indicated on the site plan and there was not any documentation from codes that the completion had been inspected. She also stated the placement of the addition is due to where the current septic system is located. There was concerns brought up from the board about green space, drainage, as well as that the site plan did not show where on the property the pool was and where exactly the addition would be. The board advised that they would require a proper site plan indicating the specific layout of the property, the drainage system, septic system, etc. They advised the homeowner that we must have everything properly documented to protect her and the other neighbors.

A vote was made to approve or deny the variance application. All were opposed to approving at this time due to the lack of a proper site plan.

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

Old Business

- School
 - There were no updates regarding the school/OT that had been brought up last meeting.
- Pizzeria
 - Debbi advised the board that an update has been made to the pizzeria. Since there are concerns with the current septic on the property, the owner has decided to demo the back building and will update the front building to be a take-out pizzeria. An updated demo permit was issued, and we will await completion and a new permit and variance request to update the other building. It was discussed that we would need another public meeting as this is technically a different property. We will need another seeker and must start the process again.

New Business

No additional new business was discussed.

Adjournment

Motion to adjourn the meeting at 7:30 p.m. was made by Jim Rafte and Kyle Ortlieb seconded. All in favor – motion carried.

Next regular meeting will be August 19, 2025.