

**TOWN OF DAY-PLANNING BOARD  
DRAFT MINUTES  
NOVEMBER 4, 2024  
PAGE 1 OF 3**

Members present:  
Chairman Ted Mirczak  
Mary Ann Johnson  
Rick Wahrlich

Members Absent:  
Ellen Taylor  
Craig Trombley  
Attorney Jeff Meyer

**Motion** made by Chairman Ted Mirczak to accept and approve minutes from April 1, 2024

**Ayes:**

Chairman Ted Mirczak  
Mary Ann Johnson  
Rick Wahrlich

**Carried:** 3-0

**New Business**

Luci M. Hayes property line adjustment

Chairman Ted Mirczak spoke with Terry Stewart(Owner of Colonial Heritage Mobile Home Park), Teds understanding is that there are 2 lots, left property is the corporation and right property belongs to Luci M. Hayes. Chairman Mirczak stated a boundary line adjustment is being requested for a 70 sq feet gravel area to Colonial Heritage Mobile Home Park.

Terry Stewart owner of Colonial Heritage Mobile Home Park LLC stated there is a small triangular gravel piece of property that's 70 sq ft which belongs to Luci Hayes. Luci has allowed Terry to use that small gravel piece in order for him to access his beach by foot. Terry explained that Luci had mentioned selling her property a few times. If that happens in the future the new property owner may not allow that gravel piece to be used by anyone.

Rick Wahrlich asked if the other property owner needs to be present. Chairman Ted Mirczak stated that was not necessary. Rick understands that if the property of Luci Hayes gets sold in the future the new owners may not allow the use of the small gravel area.

**TOWN OF DAY-PLANNING BOARD  
DRAFT MINUTES  
NOVEMBER 4, 2024  
PAGE 2 OF 3**

Rick Wahrlich asked if the other property owner needs to be present. Chairman Ted Mirczak stated that was not necessary. Rick understands that if the property of Luci Hayes gets sold in the future the new owners may not allow the use of the small gravel area.

Chairman Ted Mirczak reviewed the SEQRA form and the application with the board.

**Motion**, made by Mary Ann Johnson, seconded by Rick Wahrlich to declare the application as complete.

**Ayes:**

Mary Ann Johnson  
Rick Wahrlich  
Chairman Ted Mirczak

**Carried:** 3-0

**Motion** made by Rick Wahrlich seconded by Mary Ann Johnson to appoint the Town of Day Planning Board as SEQRA lead agency.

**Ayes:**

Mary Ann Johnson  
Rick Wahrlich  
Chairman Ted Mirczak

**Carried:** 3-0

Chairman Ted Mirczak went through the SEQRA impact assessment check list with the board, the board agreed with all answers.

**Motion** made by Mary Ann Johnson seconded by Rick Wahrlich to declare a negative declaration.

**Ayes:**

Mary Ann Johnson  
Rick Wahrlich  
Chairman Ted Mirczak

**Carried:** 3-0

**TOWN OF DAY-PLANNING BOARD  
DRAFT MINUTES  
NOVEMBER 4, 2024  
PAGE 3 OF 3**

**Motion** made by Rick Walhrich seconded by Mary Ann Johnson to decline having a public hearing.

**Ayes:**

Mary Ann Johnson  
Rick Wahrlich  
Chairman Ted Mirczak

**Carried:** 3-0

Chairman Ted Mirczak explained to the applicant that his attorney would need to submit the Mylar with the proper deed language. The town attorney Jeffrey Meyer will review and at that time the Mylar will be stamped and signed. At that point the stamped Mylar and deeds will need to be filed at the county within 60 days.

**Motion** made by Rick Wahrlich seconded by Mary Ann Johnson for a conditional approval for the boundary line adjustment.

**Ayes:**

Mary Ann Johnson  
Rick Wahrlich  
Chairman Ted Mirczak

**Carried:** 3-0

**Motion** made by Mary Ann Johnson seconded by Rick Wahrlich to **adjourn** this regular meeting at 7:27pm.

**Ayes:**

Mary Ann Johnson  
Rick Wahrlich  
Chairman Ted Mirczak

**Carried:** 3-0

Carma Hilicus  
General Clerk