

MINUTES OF THE TOWN OF WAYNE  
PLANNING BOARD  
October 5, 2015

The October 5, 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>X</u>	<u>      </u>	<u>      </u>
Gill Harrop, CEO	<u>      </u>	<u>X</u>	<u>      </u>

ALSO PRESENT: Linda Vang                      John Vang  
Candy Dietrich

**MINUTES:**

Mr. Mooney made a motion to approve the September 14, 2015 minutes as presented, seconded by Mr. Witkowski.

A roll call vote was taken by stating Aye. Ayes-4. Abstain-1. Nays-0. Absent-1.

**NEW BUSINESS:**

**SITE PLAN APPLICATION(s):**

**Vincent Nykiel:** Property located at 9283 Spruce Rd., Town of Wayne. Request to place a 10 ft. by 16 ft. pre-assembled storage shed on property.

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

A roll call vote was taken. Ayes-4. Nays-0. Absent-1.

Upon review of the proposed application, the following items were noted:

- The applicant met all setback requirements.
- It was a Type II action.
- There would be no running water or electric.
- The application was pretty cut and dried.

A roll call vote was taken to approve the application as submitted. Ayes-5. Nays-0.

**COMMUNICATIONS:**

Both Mr. and Mrs. Vang were present to seek information about operating a home business located on Day Rd. at the old Day Farm and stated the following:

- They bought 102 acres of land with the existing house with structures and are currently leasing 57 acres of open fields to Mr. McCan, for hay.

- They want to keep the property as an operating farm.
- They have currently removed 2 sheds and a silo from the property.
- There is currently a building permit to remodel the farmhouse and where they would like to refurbish old furniture and sell Annie Sloan paints once the remodeling is complete.
- Eventually they would move the business into the barn once it was renovated to accommodate the proposed business.
- They were here to find out what the recommended process was to start the proposed project.
- They were looking at KWICK Solar out of Geneva for their alternate energy source.

Mr. Neu recommended the Vang's contact the Department of Health to find out what the NYS regulations were for their septic system since it may fall under Ag and Markets.

After discussion the Board stated the proposed business fell under Section 7.8.5 of the current LUR as a Home Occupation.

The Board then reviewed the actions that took place on the Ellis property.

- Though the property was not a recognized Federal or State wetland, it was recognized as such in the Town of Wayne and the strongest restriction should apply.
- Though some request fall under Type II action, due to some property locations in sensitive areas within the Town, SEQR's may need to be done.
- The Board could only review what is on the application, not what may happen.
- The proposed lean-to was stipulated to be used only an agricultural use.
- The Tax assessor would reassess the property.
- A stop work order should be issued every day and the fine should reflect the \$75.00 fine for each of those days.

Mr. Witkowski stated a letter needed to be drafted to the Town Board asking them to re-evaluate the penalty process to make it more reasonable for those individuals who totally disregard stop work orders.

Ms. Gabel made a motion to adjourn the meeting at 8:10PM, seconded by Mr. Witkowski.  
Ayes-5. Nay-0. Absent-1.

Sincerely,

Maureen Kurtz