

**TOWN OF WAYNE**  
**PLANNING BOARD MEETING**  
March 14, 2022

The regular meeting of the Planning Board was called to order at 7:00 pm.

In attendance: Laura Morrell, Luann Simmons, Jordan Thayer, David Bauer, Roberta & Phil Harris, Holly Mattus, Dave Harman, Joe Hope, Gordon Goake.

	Present	Absent	Late
Roll Call			
Stan Witkowski	<u>X</u>	___	___
Nancy Gabel	<u>X</u>	___	___
Donna Sue Kerrick	___	<u>X</u>	___
Chris Mooney	<u>X</u>	___	___
Shonna Freeman	<u>X</u>	___	___
Scott Hendershott	<u>X</u>	___	___
Don Robbins, alt	<u>X</u>	___	___

**MINUTES:**

Ms. Gabel made a motion to accept the minutes of February 14, 2021 meeting. Mr. Mooney seconded the motion. Motion approved.

**AGENDA REVIEW**

No changes to agenda

**NEW BUSINESS:**

- a) Preliminary Site Plan Review Jordan Thayer**, Property Tax ID # 091.00-01-013.000, 9040 Grove Springs Road Town of Wayne. Proposed subdivision.

Mr. Thayer shared the plan to subdivide the plot. Mr. Witkowski stated this was a minor subdivision and if considered a complete application at this meeting the matter could go to public hearing at the next planning board meeting in April.

Division is as follows:

Plot 1 = 5 acres and the existing home.

Plot 2 = approx. 30 acres

Next Mr. Witkowski declared the Town of Wayne Planning Board as the lead agency to complete the SEQR on the proposal. SEQR was completed with a couple of changes from the owner's original answers.

The application is considered complete and a public hearing will be scheduled for the April meeting. Mr. Thayer was directed to bring 8 copies of the new survey to the next meeting.

**Old Business**

Ms. Freeman reported the Town Board Voted unanimously to Task the Planning Board with drafting a noise ordinance for consideration.

Local laws to benchmark against were identified as Urbana, Jerusalem, and S. Bristol.

Questions were raised on enforcement. The state police or Sheriff have jurisdiction. Some municipalities have the Code officer as enforcement. Mr. Hendershott indicated that once the police were called and could show up at the property the officer would have to observe the disturbance to issue a ticket or file a report. Otherwise, the complainant, the neighbor, would have to file the complaint.

Another issue would be: Who do you site for the violation? The renter, the property owner.

Mr. Hendershott suggested that the owner could be penalized originally or after multiple citations on the same location.

Mr. Mooney agreed with making the property owner responsible and recommended educating the local management companies once an ordinance is enacted.

The following action Steps were outlined:

1. Reach out to the Association of Towns
2. Reach out to the legal team for guidance
3. Mr. Witkowski will try to have some resources available for the April meeting.

The group quickly debated how to document systematic problems:

Foil 911 data? Collate reports to the Town by residents

Mr. Harmon made a comment that offensive noise can happen outside of evening hours.

Mr. Harris commented that reporting to the town might be good to ascertain patterns.

Ms. Gabel made a motion to adjourn. Mr. Hendershott seconded and the meeting adjourned at 8:10 PM.

Respectfully Submitted,

Amy Gush  
Board Secretary