

## TOWN OF WAYNE PLANNING BOARD

May 9, 2022

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

In attendance: David Bauer, Jon Swatsburg, Lori Foster and Dave Harmon, Joe Hope, Roberta and Phil Harris, Steve Hakes, Sharon Peirce, Tom Crosby.

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	___	___	___

### **MINUTES:**

Mr. Hendershott made a motion to accept the minutes of April 11, 2022 meeting. Mr. Mooney I seconded the motion. Motion approved.

### **AGENDA REVIEW**

No changes to agenda

### **PUBLIC HEARING**

- a) Public Hearing Subdivision SA02-22 Jonathan Swatsburg, Property Tax ID # 091.11-01-050.000, abutting East Lake Road and Grove Spring Road, Town of Wayne. Proposed subdivision.

Mr. Swatsburg reviewed the plan to subdivide the plot. He presented new surveys that demark the new plots. Thomas Crosby, a neighbor, asked for clarification on the division. Mr. Swatsburg went over the map again and Mr. Crosby was satisfied and OK with the plan.

Public Comments opened. No comments offered in person. No mail or email received. Public comments closed.

Mr. Witkowski reviewed the official survey of the new plots. They are accurate. SEQR is complete. A motion was made to approve the subdivision. Motion seconded by Ms. Gabel, second by Mr. Hendershott. Motion approved. Town retained one copy. Mr. Swatsburg directed to take two copies to county office.

### **NEW BUSINESS:**

### **OLD BUSINESS:**

Mr. and Mrs. Harris submitted a letter to the board concerning noise and its impact on the residential Hyatt Hill and Dutch Street neighborhood.

The people from Hyatt Hill and Dutch Street neighborhood expressed continued concern over noise from the Hamm property on Hyatt Hill. There is noise from sun up to sun down from earth moving heavy construction on most days of the week. Mr. Hamm does not need a town permit to clear land. Depending on the amount of land cleared Mr. Hamm may need a State Pollutant Discharge Elimination System (SPDES) permit from DEC. Neighbors were also concerned about the effects of the excavations on drainage.

The neighbors expressed concern over the single family home being converted to an eight bedroom short-term rental. Mr. Witkowski pointed out that the town of Wayne does not have any laws or regulations pertaining to short-term rentals. A discussion ensued about the effects of short-term rentals on local economies and housing prices.

Finally, the conversation focused on the progress the town is making on considering and crafting a noise ordinance. Mr. Witkowski said the board has passed to the town board research and findings on implementing a noise ordinance.

Ms. Gabel motioned to adjourn, Mr. Mooney seconded. Adjourned at 8:00 PM

Respectfully Submitted,

Amy Gush  
Board Secretary