

MINUTES OF THE TOWN OF WAYNE
ZONING BOARD OF APPEALS
November 2, 2020

The meeting opened at 6:36 PM with a roll call of the members. The meeting was held via Zoom Web conferencing.

	PRESENT	ABSENT	LATE
MEMBERS: Wayne Hand, Chair	___	__X__	___
Bill Feinstein	<u>X</u>	acting chair	___
Candy Dietrich	<u>X</u>	___	___
David Westcott, alt.	<u>X</u>	___	___
Jon Serdula alt.	<u>X</u>	voting member	___
Gill Harrop, CEO	___	__X__	___

ALSO PRESENT: Tom Dominick, Rhett Nelson, Janet and Vincent NyKiel

MINUTES:

Ms. Dietrich made a motion to approve the minutes of the October 5, 2020 meeting minutes with changes previously submitted, Mr. Serdula seconded, minutes approved.

NEW BUSINESS:

Appeal No. 24V20: Steve Bloom. Property located at 14813 Keuka Village Road, Town of Wayne. Seeking to exceed 18' height restrictions for Accessory Building Section 1, LR2

The Blooms have made the Keuka Village residence their full-time home. Mr. Bloom needs more storage and a workshop space. The neighbors have agreed to allow for access to the garage via their driveway. The height variance would allow for a full second story on the garage, allow for windows that arrived, and additional usable space for the workshop and storage. The building as planned will not affect the view shed of any neighboring properties. here are no additional setback issues.

Public Comments were opened. No written comments were received on this matter. No one commented in the meeting. Public Comments closed.

The 5 test questions were then reviewed and answered as required by NYS.

1. Whether an undesirable change to the character of the neighborhood will take place or if it would be a detriment to nearby properties: No.
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance: No

3. Whether the requested variance is substantial: No
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: No.
5. Whether the alleged difficulty was self-created: Yes

Mr. Feinstein made a motion to approve the 7' 6" height relief beyond the 18' currently allowed for an accessory building with the caveat that the project be built according to plans submitted on 10/15/2020. Seconded by Ms. Dietrich and unanimously approved.

Appeal No. 25V20: Thomas Dominick. Property located at 9291 Spruce Road, Town of Wayne. Seeking approval for new construction on undersized lot Sec 1. G LR2.

Mr. Dominick and his wife bought an undersized lot. Originally they intended to improve the existing home, but that proved unworkable. They now desire to build a new building on the lot and are seeking approval to build on said lot. Setbacks and overall lot coverage numbers are good for the proposed lot. The lot is non-conforming as it is only 43' wide.

Public Comments were opened. Janet and Vincent NyKiel asked if the staked area on the property defined the placement of the house. Mr. Nelson said yes. There were no written comments were received on this matter. Public Comments closed.

The 5 test questions were then reviewed and answered as required by NYS.

1. Whether an undesirable change to the character of the neighborhood will take place or if it would be a detriment to nearby properties: No.
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance: No
3. Whether the requested variance is substantial: No
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: No.
5. Whether the alleged difficulty was self-created: Yes.

Mr. Serdula made a motion to approve building a new home on the lot, as long as it was built roughly to the dimensions indicated in the drawings presented and maintained the 10' setbacks on both the north and south side. Ms. Dietrich seconded the motion. It was passed unanimously.

Unfinished Business

No open business at this time.

Discussion

Adjournment The meeting adjourned at 6:58 PM
Submitted by: Amy Gush, Board Secretary.

Commented [P&Z1]: