

MINUTES OF THE TOWN OF WAYNE  
ZONING BOARD OF APPEALS  
October 7, 2024

The meeting opened at 7:00 PM with a roll call of the members. The meeting was held in-person and via Zoom at the Town Hall.

	PRESENT	ABSENT	LATE
MEMBERS: Wayne Hand, Chair	X		
Jon Serdula	X		
David Westcott	X		
Emily Jennifer Rouin	x		
Karsten Konig	X		
Jason Ferris, Alt.	X		
Candy Dietrich, alt		X	
Dave Bauer, Board Liaison	X		
Gill Harrop, CEO		X	

ALSO PRESENT:

**Agenda Review**

No change to agenda

**Minutes**

Minutes of the September 9, 2024 meeting were approved with the change to reflect Ms. Rouin on Zoom. Mr. Serdula made the motion. Mr. Konig seconded.

**New Business**

**Appeal No.13v24: James McIntosh** Property Tax ID # 064.11-01-055.200 14056  
Keuka Village Road, Town of Wayne in LR-2, LUR Sec 3,4, b iii

The Builder represented the clients at the meeting.

The applicant desires to build a new garage. The issue creating the variance is not directly caused by the proposed build. Rather the variance is needed because of the location of an outbuilding, a barn, that sits too close to the lot line. That structure makes the lot nonconforming.

No viewshed issues, setback or lot coverage issues were identified during the review of the plans.

Ms. Rouin made a motion to approve the expansion of the pre-existing home with the addition of the garage on a pre-existing nonconforming lot. Conditions of the motion are that the height of the garage must be less than 34' and be built according to the plans dated 8/29/24. Mr. Serdula seconded the motion. The motion was approved.

**Appeal No.14v24: Crooked Lake Court, LLC** Property Tax ID # 064.00-01-001.120  
9983 Sunfish Drive, Town of Wayne in LR-1, LUR Sec 3A,4, b6 iii sect. 4.  
Nonconforming Structure.

Mr. McIntosh presented plans to build a new deck onto his home in the LLC community. The deck is in poor condition and will take the place of an access ramp that was removed in late 2023. The new deck while slightly bigger than the existing deck will in fact cover less ground than the old deck and ramp. The LLC board has reviewed the plans and approved the building plans. The deck will have at least 10' of setback from other structures and the modest increase will allow safer access to the home.

Public Comments opened and closed with no letters, emails or comments.

Mr. Serdula made a motion to allow for the expansion of the deck as per the plans submitted to the Code Officer dated . Mr. Westcott seconded. The motion carried.

### **Old Business**

The board discussed how to move forward in 2025 as Mr. Hand will step down as Chair of the group. Various strategies were discussed. Mr. Hand will continue as an alternate member of the board and be available for consultation to the remaining members.

### **General Announcement**

**Adjournment** The meeting adjourned at 8:00 PM

Submitted by: Amy Gush, Board Secretary