

MINUTES OF THE TOWN OF WAYNE
ZONING BOARD OF APPEALS
July 7, 2025

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	Late	Absent/Excused
Jason Ferris - Chair	x		
Emily Jennifer Rouin	x		
David Westcott	x		
Karsten Konig	x		
Rick Rosenberg	x		
Wayne Hand, Alt	x		
Candy Dietrich, Alt.			
Dave Bauer, Board Liaison	x		
Jon Serdula Code Officer			x

ALSO PRESENT: Denise Klem

AGENDA REVIEW

No change to agenda.

MINUTES

Minutes of the **June 2025 meeting were approved** with Mr. Ferris making the motion and Mr. Rosenberg making the second.

NEW BUSINESS

Appeal No.004v25: Denise and Diane Klem. Property Tax ID # 078.20-01-034.000, 9580 Lawrence Road, Town of Wayne in LS-3, Sec 1, h k.

The Klems bought 9580 Lawrence Road which adjoins their current lot. At present, Mr. Klem will keep the two plots separate. They want to tear down the existing cottage on 9580 Lawrence road and build a garage in the original footprint of the cottage. The garage would be one story, and be used to store vehicles and general household goods.

Mr. Westcott identified a need for setback relief on both the north and south boundary lines. Mr. Hand pointed out that in LS-3 a property can only have one garage. Hence the original garage will have to be removed.

Mr. Klem said he intends to decommission the current septic system.

Public Comments opened at 7:37 PM. A neighbor, Wendy Martin, sent in a letter of support for the project. No other comments, emails or letters were received. Public comments closed at 7:39 PM.

The board considered the lot coverage and lake/road setbacks. Road and lake setbacks are adequate. Lot coverage would be about equal to current coverage and with the removal of the existing garage it would be OK.

Mr. Ferris made a motion to allow for the expansion of a pre-existing, non-conforming structure (the new garage to be built in footprint of existing cottage) at 9380 Lawrence Road (078.20-01-034.000), and grant setback relief of 1'4" from the northside lot boundary line and 6" from the south boundary line. Also 1'6" of height relief was granted to allow for the new garage. Mr. Konig seconded the motion.

The motion was approved.

CONDITIONS: The ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community:

1. The current garage indicated on the recent survey shall be removed withing 6 months of completion of the new garage. The footprint of the old garage is to be returned to a water permeable surface.
2. The existing septic system is to be decommissioned.
3. The project is to be built according to the plans submitted at this meeting.

OLD BUSINESS

The meeting adjourned at 7:50 PM.

Submitted by: Amy Gush, Board Secretary