

# Town of Wayne Zoning Board of Appeals

## Meeting Minutes

Date: December 1, 2025

Time: 6:32 PM

Location: Town Hall

### I. Call to Order

The meeting was called to order at 6:32 PM by Chairperson Jason Ferris.

Also in attendance: Clara Grein, Patty Hurst, Mike Madigan, Ruth Barry.

### II. Roll Call

Present: Jason Ferris (Chair), Jennifer Rouin, Dave Wescott, Karsten Koenig, Rick Rosenberg, Candy Dietrich, Dave Bauer, Jesse Jaynes

Absent: Wayne Hand

### III. Agenda Review

The first applicant, Jason Blencowe, was not present either in person or via Zoom. The agenda was amended to begin with Appeal #008v25 – Randy Walsh.

### IV. Appeal #008v25 – Randy Walsh

Applicant: Randy Walsh

Representative: Mike Madigan, Contractor

Mr. Madigan explained that Mr. Walsh purchased the property on April 22, 2024. The former Code Officer, Mr. Harrop, had advised that a second structure on the property was in extreme disrepair and needed to be repaired or removed. Mr. Harrop indicated that if the structure was removed, it could later be rebuilt in the same footprint.

The second structure (a shed or small cottage) was subsequently torn down. Mr. Walsh now wishes to rebuild it as a one-bedroom, studio-type building. Current Code Officer Jesse Jaynes denied the appeal. The issue before the Board is whether to allow the application to proceed to the Planning Board for review.

## Public Hearing

Opened: 6:45 PM

Patty Hurst, neighbor at 9913, expressed concern. She stated that to her knowledge, the structure in question had always been a storage shed. She was told by Mr. Walsh that the structure would be rebuilt as a shed, not as living quarters.

No other letters, emails, or public comments were received.

Closed: 6:58 PM

## Board Discussion

Mr. Madigan stated that the footprint and height of the new structure would remain the same as the original building. He noted the presence of an old well on that part of the property and confirmed that Mr. Walsh has ordered a septic plan for the new structure.

Mr. Walsh acknowledged that two residences on one lot are not permitted under current zoning regulations but mentioned the possibility of subdividing the property in the future. Mr. Westcott stated that as it appears that the current lot is the result of combining two previous separate non-conforming lots it cannot be made less conforming by future subdivision.

Chairperson Ferris clarified that the request is essentially to ‘reset the clock’ and allow the Planning Board to review the application despite the time lapse since the teardown.

## Motion and Vote

Mr. Ferris made a motion to allow up to 6 months for Mr. Walsh’s application for a building permit to move forward to the Planning Board. The new structure regardless of use must remain in the original footprint. Mr. Rosenberg seconded. Mr. Ferris indicated that the one reason for this motion was that Mr. Walsh had relied on advice given by the former Code Officer, and since that guidance was not correct, Mr. Ferris felt Mr. Walsh should be given an opportunity for Planning Board review.

The Board considered the five questions required by New York State for variance deliberation and determined by a vote of 4 in favor, 2 opposed that the benefits to the

applicant outweigh any detriment to the community or neighborhood. Motion carried. Mr. Walsh's application will proceed to the Planning Board for consideration.

## VIII. Appeal 007v25– Jason Blencowe

Applicant: Jason Blencowe

Mr. Blencowe submitted an application to build a small structure (12' x 16') alongside Lower Lake Road below his home. To construct the building, he requested setback relief from the road right-of-way, height relief (structure would be three feet higher than allowed), and lot coverage relief, as the addition would exceed the allowed coverage for the zone.

At 7:28 PM Mr. Blencowe was still not present at the meeting or on Zoom. After brief deliberation, the Board decided to consider the written materials submitted with his application. They reviewed the proposed site maps and noted the variances requested.

### Public Hearing

Opened: 7:32PM

Mr. Blencowe was still absent. Ms. Barry attended and stated she was interested in learning about the project but had no further comments.

Closed: 7:33 PM

### Board Action

The Board analyzed the five required questions and concluded that the application for a variance should be denied. Vote: 6 against, 0 in favor. The application is denied. The Board Secretary will notify Mr. Blencowe and advise him to explore other options with the Code Officer.

## IX. Adjournment

With no further business, the meeting adjourned at 7:45

Respectfully,

Amy Gush

Secretary to the Zoning Board