

MINUTES OF THE TOWN OF WAYNE  
ZONING BOARD OF APPEALS  
September 14, 2017

The meeting opened at 6:30 PM with a roll call of the members.

|                          | PRESENT  | ABSENT   | LATE ARRIVAL |
|--------------------------|----------|----------|--------------|
| MEMBERS: Bill Feinstein  | —        | <u>X</u> | —            |
| Greg Blessing, alt.      | —        | <u>X</u> | —            |
| Candy Dietrich           | <u>X</u> | —        | —            |
| Wayne Hand, Acting Chair | <u>X</u> | —        | —            |
| Gill Harrop, CEO         | —        | <u>X</u> | —            |

ALSO PRESENT: Linda Vang

John Vang

**MINUTES:**

Ms. Dietrich made a motion to approve the August 10, 2017 minutes, seconded by Mr. Hand.

A roll call vote was taken.

|                          | <u>Aye</u> | <u>Nay</u> | <u>Absent</u> | <u>Abstain</u> |
|--------------------------|------------|------------|---------------|----------------|
| Bill Feinstein           | —          | —          | <u>X</u>      | —              |
| Greg Blessing            | —          | —          | <u>X</u>      | —              |
| Candy Dietrich           | <u>X</u>   | —          | —             | —              |
| Wayne Hand, Acting Chair | <u>X</u>   | —          | —             | —              |

Ayes-2. Nays-0. Absent-2. Abstain-0.

**NEW BUSINESS:**

**AREA VARIANCE APPLICATION 14V17: Public Hearing.** Linda Vang. Property located at 9425 Cty. Rte. 97, Town of Wayne. Request to place a 4 ft. by 6 ft. 2 in. business sign for a home occupation.

Mr. Hand opened the public hearing.

Ms. Kurtz stated 9 letters were sent out the neighboring property owners, and no responses were received back at this time.

No one was present to express any concern.

Mr. Hand closed the public hearing.

Ms. Dietrich voiced concern on the substantial increase of allowing a 22 sq. ft. sign versus the allowed 2 sq. ft. for a home occupation business.

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: Yes
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance: Yes.
3. Whether the requested variance is substantial: Yes.
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.

It was then determined that the Benefit to the Applicant did outweigh the Detriment to the Neighborhood or Community.

Ms. Dietrich made a motion to approve Area Variance Application No. 14V17 with the following stipulations:

- The removal of the temporary signs located at the intersection of County Routes 95 and 87 and on County Rte. 95 and Ste. Rte. 54
  - There shall be no lighting on the sign
- seconded by Mr. Hand.

An Aye vote was taken. Ayes-2. Nays-0.

Ms. Vang signed the responsibilities and conditions form. (On file).

As there was no further discussion to be discussed, Ms. Dietrich made a motion to adjourn the meeting, seconded by Mr. Hand. The meeting was adjourned at 6:45PM.

Respectfully submitted, Maureen Kurtz