

MINUTES OF THE TOWN OF WAYNE  
ZONING BOARD OF APPEALS  
March 1, 2021

The meeting opened at 6:33 PM with a roll call of the members. The meeting was held via Zoom Web conferencing and in-person at the Town Hall.

	PRESENT	ABSENT	LATE
MEMBERS: Wayne Hand, Chair	<u>  X  </u>	<u>      </u>	<u>      </u>
Jon Serdula	<u>      </u>	<u>      </u>	<u>  X  </u>
Candy Dietrich	<u>  X  </u>	<u>      </u>	<u>      </u>
David Westcott, alt.	<u>  X  </u>	*contingent voting member	
Gill Harrop, CEO	<u>      </u>	<u>  X  </u>	<u>      </u>

ALSO PRESENT (via Zoom and In-Person): Tom Hinman, Patty Hinman, Wendy Meagher, Ellen Horbachewski, Tom King, Michael Hillman.

Mrs. Dietrich made a motion to approve the minutes of the February 1, 2021 meeting minutes. Mr. Westcott seconded; minutes approved.

**NEW BUSINESS:**

Mr. Westcott will act as a voting member in Mr. Serdula's absence.

1. **Appeal No. 02V21: Michael Hillman** Property located at 11498 E. Lake Road, Town of Wayne. Seeking relief for expansion of pre-existing non-conforming structure and setback of less than 25'. Sec 3, 4.b.5.

Mr. Hillman shared that he wanted to put a roof over an existing deck that previously had been shaded by a retractable awning. The cottage sits near the lakeshore and hence the roof construction needs setback relief from the mean high water line.

Public comments opened. No one spoke and no letters or emails received. Public Comments were closed.

Mr. Serdula joined the meeting and assumed voting privileges.

Mr. Hand acknowledged that this particular area is difficult to build according to code as the houses were built long before any building/zoning standards were developed and that this addition was completely in character with the existing homes in the neighborhood.

Next the committee considered the five questions and determined the benefit to applicant outweighed the detriment to the neighborhood.

Ms. Dietrich made a motion to grant Mr. Hillman 17' setback relief from the mean high water line and to approve the project as drawn in the building permit plans submitted 2/16/21. Mr. Serdula seconded the motion. The motion passed.

2. **Appeal No. 03V21: Thomas Hinman** Property located at 14489 Keuka Village Road, Town of Wayne. Seeking to build a new house and needing relief for setback and bulk requirements for district Lur-1 Sec 1.3.F.

Wendy Meagher, engineer for the Hinman project presented the plans and rational for the site development which included a focus on saving some of the older trees and existing stone walls on the property.

The board discussed with Ms. Meagher the elevation of the building – it will be three stories, but only appear to be 2 stories on the road-side of the building. However, the build does not create any viewshed issues for other neighbors. Setback relief is needed from the road and a sight variance to accommodate the height of the structure.

Public Comments opened. No one was at meeting to speak. No mail or email was received concerning this project. Public Comments closed.

Next the committee considered the five questions and determined the benefit to applicant outweighed the detriment to the neighborhood.

Ms. Dietrich made a motion to grant setback relief of 5.75 feet from Keuka Village road and also to grant relief of 5.65 feet of additional height on the building. Conditions of approval is to build according to plans submitted 8/2/2021. Mr. Serdula seconded the motion. The motion carried unanimously.

## **Unfinished Business**

## **Discussion**

**Adjournment**      The meeting adjourned at 7:26 PM.

Submitted by: Amy Gush, Board Secretary