

MINUTES OF THE TOWN OF WAYNE  
ZONING BOARD OF APPEALS  
March 7, 2022

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_	___	--
	Candy Dietrich, alt	___	_X_	___
	David Westcott	_X_	___	___
	Gill Harrop, CEO	___	_X_	___

ALSO PRESENT: David Bauer, Jennifer Rouin, Thomas Dominick, Rhett Nelson

Mr. Westcott made a motion to approve the minutes of February 7, 2022 seconded by Mr. Serdula, minutes approved.

**NEW BUSINESS:**

**Appeal No. 2V22: Thomas Dominick**, Property Tax ID # 064.17-01-049.000, 9291 Spruce Road, Town of Wayne in LR-2. Seeking to modify a pre-existing, non-conforming structure and setback relief from property line. The lot is pre-existing, non-conforming and small about 40-47 feet wide.

The two pre-existing cottages have been renovated and are now one structure. The new deck will provide outdoor space and easy access to the newly configured building. The deck will need six feet of setback relief from the north property line. The board also reviewed the setback from the lake. There is more than 25 feet from the high water line, so setback from shore is fine. The existing shed is to be removed.

Public comments opened. No comments or letters were offered. Public comments closed.

The board had no further questions about the matter. After consideration of the five questions, a motion was made to grant six feet of setback relief from the north property line. The structure is to be built according to BP dated 2/22/2022. Also the existing shed is to be removed before the project is completed.

Motion passed unanimously.

**Unfinished Business**

**Discussion**

Mr. Hand asked if the town board had approved Ms. Rouin's appointment to the Zoning Board. Mr. Bauer indicated she had been approved. Ms. Gush shared notice of the noise concerns raised at the planning meeting by several citizens. Mr. Hand commented that at the recent KWIC meeting there was a discussion about desire to develop an intermunicipal team to develop a comprehensive plan and common rules for dealing with short-term rentals, similar to the way the Keuka Docks & Moorings Law was generated and approved by all 8 surrounding towns and villages several years ago. Noise and appropriate occupancy for septic and parking would all be addressed. Mr. Hand asked who would be representative for the Town of Wayne at the KWIC & KLOC meetings. Mr. Bauer indicated he would follow-up at the Town Board meeting.

**Adjournment** The meeting adjourned at 7:30PM.

Submitted by: Amy Gush, Board Secretary