

MINUTES OF THE TOWN OF WAYNE
ZONING BOARD OF APPEALS
October 2, 2023

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		
David Westcott		X	
Emily Jennifer Rouin		X	
Karsten Konig	X		
Jason Ferris, Alt.	X		
Candy Dietrich, alt		X	
Dave Bauer, Board Liaison	X		
Gill Harrop, CEO		X	

ALSO PRESENT: Arthur Staley

Agenda Review

No change to agenda

Minutes

Minutes of the August 7 meeting were reviewed and approved with changes made by Mr. Hand. Motion by Mr. Konig, 2nd by Mr. Ferris. Minutes approved.

New Business

Appeal No. 16 V23: Arthur Staley, Estate of Cynthia P. Smith Property Tax ID #077.00-03-003.200, 12251 East Lake Rd, Town of Wayne in LR-2, Sec 3.A.4.5. Nonconforming structure expansion.

Mr. Staley is seeking to add onto the existing deck and needs setback relief from the lake and approval for the expansion. Since the last meeting his surveyor has fixed the natural mean high-water mark on the survey. Mr. Staley has modified the southern extension of the deck to an angle that will roughly parallel the assumed natural shoreline. It will not encroach any further than the existing deck.

The public hearing opened and closed with no comments, letters, or emails.

Mr. Hand clarified the issues presented as mean high water encroachment by the deck and lot coverage. The replacement deck will increase lot coverage by 1%. It increases from 15% to 16%. The Board reviewed the provided calculations and agreed with the numbers.

The board considered the five questions on impact to the neighborhood. No major issues were identified. Two variances were proposed:

1. Expansion of a pre-existing, non-conforming structure
2. Provide 47 feet of setback relief from the Mean High-Water mark.

A motion to approve was made by Mr. Hand. Seconded by Mr. Serdula. The motion was unanimously approved. Mr. Stately completed the paperwork before leaving the building.

General Announcement

Adjournment The meeting adjourned at 7:31 PM.

Submitted by: Amy Gush, Board Secretary