

MINUTES OF THE TOWN OF WAYNE
ZONING BOARD OF APPEALS
May 6, 2024

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			
Dave Bauer, Board Liaison	X		
Gill Harrop, CEO		X	

ALSO PRESENT: Steve Bloom

Agenda Review

The Krebs issue is removed from the agenda as it is already resolved.

Minutes

Minutes of the February 5, and April 1, 2024 meetings were reviewed and approved. Motion by Mr. Konig, 2nd by Mr. Westcott. Minutes approved. Mr. Ferris abstained.

New Business

Appeal No.04v24: Steve Bloom Property Tax ID #064.08-01-060.000, 14813 Keuka Village Road. Town of Wayne in LSR-2, LUR Sec 1.3.g Retaining Wall Greater than 4" high, setback relief

Mr. Bloom explained the retaining wall project and the need for it given the erosion of the cliff. The project will consist of two tiered retaining walls. The one closest to the lake will be 16' tall and a second tier will sit above it. In addition, a new set of stairs will be installed. There was a discussion about enclosing the area between the 16' wall and the existing boathouse and possibly enclosing an area on the new deck. That would impact lot coverage and will not be pursued

Public Comments opened. No letters or emails were received concerning the project.

Public Comments closed.

Also noted in the application was a reference to the provision of a bathroom. That also is outside the scope of consideration at this meeting and is not approved nor condoned at this time.

The board considered the issue of the new retaining walls with regard to the five questions. No major objections were raised.

Mr. Hand made a to approve the building of the retaining walls and to grant the following relief for the project:

- Grant 18' of setback relief from the mean high-water mark for the retaining wall and new stairs.
- Allow an additional 12 feet of height for the main retaining wall - nearest the lake. Total height to be 16'.
- Grant 3" of setback relief on both the north and south lot lines.
- The project is to be built according to the plans submitted on 4-16-24.

The motion was unanimously approved.

General Announcement

Adjournment The meeting adjourned at 7: PM.

Submitted by: Amy Gush, Board Secretary