

MINUTES OF THE TOWN OF WAYNE
ZONING BOARD OF APPEALS draft
June 2, 2025

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	Late	Absent/Excused
Jason Ferris - Chair	x		
Emily Jennifer Rouin			x
David Westcott	x		
Karsten Konig			x
Rick Rosenberg	x		
Wayne Hand, Alt - acting as voting member this meeting	x		
Candy Dietrich, Alt.			
Dave Bauer, Board Liaison	x		
Jon Serdula Code Officer			x

ALSO PRESENT: Emma Hoover, John and Cathy Fordham

Agenda Review

No change to agenda

Minutes

Minutes of the **May 2025 meeting were approved** with Mr. Westcott making the motion and Mr. Hand making the second.

New Business

Appeal no. 003v25 Emma Hoover, Property Tax ID# 092.00-01-001.00 9227 Alderman Road, town of Wayne in Hillside Conservation -1 Sec 1.f.a.e Sec 3.4.a

Ms. Hoover explained the project – to build a modest home on the plot. She desires to keep as many of the trees on the lot as possible and to avoid clearing more land. Her preferred location for the house will need setback relief.

Mr. Westcott asked about the setbacks needed in the area. The setback from the road is 75'. She could move the house back, but that would entail clearing more land. The orientation of the home is also sited to best take advantage of the view.

Public comments opened. Mr. Fordham, the neighbor across Alderman voiced dissatisfaction with the building site, he worried it would disrupt the nature of the area and affect deer movements. Ms. Fordham, asked about the construction plans and was satisfied to hear that the home would be built to code with a KWIC approved septic. She did mention a concern about access to her land stating access from Alderman was important for her farm.

No other comments were received in person, by mail or by email.
Public comments closed.

Mr. Hand summarized the relief needed for the project.

1. 48' of setback relief from the Alderman Road right of way.
2. Building on a pre-existing non-conforming lot in HS-1

The motion was offered by Mr. Rosenberg, seconded by Mr. Westcott, to grant 48' of setback relief from the Alderman Road Right-of-way and allow building on a pre-existing, non-conforming lot.

The motion passed with the condition that the build must be according to the plans submitted with this application. All other building dimensions are to be conforming to the LUR.

NB: The relief as requested and approved by the ZBA recognizes Ms. Hoover's sincere desire to avoid excess removal of the trees on the property farther back from the road thus maintaining the "Town of Wayne's unique natural features, significant viewsheds, and aesthetic qualities" as described in the LUR for Hillside Conservation 1 in the TOW, NY. Consideration was also given as to the current and potential road traffic on Alderman between Silsbee Rd and CR 87 as well as consideration to the both the size of the property and the minimal size of the house plans as presented to the ZBA.

Old Business

The meeting adjourned at 7:29 PM.

Submitted by: Amy Gush, Board Secretary