

MINUTES OF THE TOWN OF WAYNE
ZONING BOARD OF APPEALS
September 13, 2021

The meeting opened at 7:00 PM with a roll call of the members. The meeting was held 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> X </u>	<u> </u>
Candy Dietrich, alt	<u> X </u>	<u> -- </u>	<u> </u>
David Westcott	<u> X </u>	<u> </u>	<u> </u>
Gill Harrop, CEO	<u> </u>	<u> X </u>	<u> </u>

ALSO PRESENT: David Bauer, David Healey, Andrew Leid, Mary Jo Yunis

David Westcott made a motion to approve the minutes Mr. Hand seconded; minutes approved.

NEW BUSINESS:

Appeal No. 10V21: Andrew and Lucy Leid, Property Tax ID # 091.00-01-008.000 with frontage on 9261 Alderman Road, Town of Wayne in HC-1. Seeking a variance for an application for a minor subdivision creating an undersized lot, Sec 1, f.

Mr. Leid shared that Mr. Healey wished to buy some acreage to append to a lot Mr. Healey had just purchased. Mr. Healey wishes to do some small scale farming. The proposed subdivision is 2 acres from Mr. Leid's land. Mr. Hand asked if Mr. Leid was willing to sell more land to Mr. Healey to bring Mr. Healey's undersized lot up to the minimum 5 acres required in this zone. After some discussion it was settled that Mr. Leid and Mr. Healey only wished to exchange the two acres as Mr. Leid wants to keep as much farmland as possible in active production.

Public Comments Opened

There was a letter received from Wayne Haines of 9232 Grove Springs Rd stating that he was against the subdivision as it set precedence for the creation of non-conforming lots.

Ms. Yunis observed that the addition of 2 acres to the Healey property brought it closer to being a conforming lot. The zoning board members agreed.

Public comments Closed

Ms. Dietrich made a motion to accept the application to allow for the creation of a nonconforming lot with the caveat that the lot be sold to Healey and a lot line alteration take place to combine that lot into tax map ID 091.00-01-007.000, Mr. Westcott seconded. The question was called and the motion was approved.

Appeal No. 11V21: Yunis Realty, Inc, Property Tax ID # 064.11-01-005.000 at 1433 Keuka Village Rd., Town of Wayne in LR-1. Seeking a variance for replacement of non-conforming dock and open boathouse which was constructed prior to the Docks and Mooring Law. Docks and Mooring Law sec. 6 and 9.

Ms. Yunis explained that the existing, nonconforming dock is aging and rotten pilings necessitate complete replacement. The new dock will be in the same location, same dimensions same roof line. The only change will be one of the existing boat slips will not be replaced, instead decked to allow more sitting area under roof.

Public Comments Opened, and closed.

Mr. Westcott made a motion to allow for the replacement and alteration of the dock with the provisions that the new dock be identical to the previous dock in all dimensions except for the removal of the southern boat slip which would now be decking. Ms. Dietrich seconded. The question was called and the motion was approved.

Unfinished Business

Mr. Hand asked if there was an unfinished business or items for discussion. Nothing arose.

Discussion

Adjournment The meeting adjourned at 7:36 PM.

Submitted by: Amy Gush, Board Secretary