

MINUTES OF THE TOWN OF WAYNE
ZONING BOARD OF APPEALS
November 6, 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	Zoom		
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: Raymond and Jennifer Schuessler, Michael Oliver, Lu Ann Simmon

Agenda Review

No change to agenda

Minutes

Minutes of the October 2, 2023 meeting were reviewed and approved. Motion by Mr. Konig, 2nd by Mr. Serdula. Minutes approved.

New Business

Appeal No. 18 V23: Raymond and Jennifer Schuessler Property Tax ID #064.11-01-045.000-003.200, 14153 Keuka Village Rd, Town of Wayne in LR-2, Sec 3.A.4.b. 5. Nonconforming structure expansion. Setback relief. Replace deck.

The board reviewed the project which entails building a covered porch on the lakeside of the home. The project needs setback relief. The setback on the west, from the lakeshore will remain the same as existing porch or 4'4". On the north side (toward Penn Yan).

Public Comments opened. Mr. Scheussler presented letters of support from Mr. & Mrs. Seger and Mary and Shelly Rinehart. Public Comments closed.

The addition will increase lot coverage by 8% to a total of 60%. Ms. Rouin expressed concern over lot coverage, however, the board recognized the challenge of the small lots in that neighborhood. The contractor, Nate Esh indicated that drainage would be carefully addressed to minimize water run off to the lake.

Mr. Konig made a motion, seconded by Ms. Dietrich, to approve expansion of a pre-existing, non-conforming structure and grant the following setback relief:

- 5.6' on the southwest side (toward Hammondsport) from the property line
- 2.7' on the north side
- allow an increase in lot coverage of 8%

Conditions: Build according to plans submitted 10-21-23

Appeal No. 19 V23: Michael and Tanya Oliver Property Tax ID #077.00-03-030.000, 9571 Grove Springs Rd, Town of Wayne in HC-1, Sec 1. Setback Relief to right of way and property line. Install solar panels.

Mr. Oliver presented plan to build the solar panels and his wish to locate them in such a way as to preserve a significant older Black Walnut tree on the property. The array is considered an accessory structure and would need 100' setback from the road right of way and 50' setback from the side lot line.

Public Comments opened and closed with no remarks, letters or email.

Motion made by Ms. Rouin and seconded by Mr. Konig to provide setback relief to build a solar array as proposed in the plans submitted 10/23/23 with the following setbacks:

- Relief of 52' setback on the east side from Grove Springs Road.
- Relief of 30" setback on the south property line.

Motion approved.

General Announcement

Mr. Hand walked the rest of the board through the proposed changes to the LUR that the Town board would be considering on the recommendation of the Planning Board.

Adjournment The meeting adjourned at 8:03 PM.

Submitted by: Amy Gush, Board Secretary