

MINUTES OF THE TOWN OF WAYNE
ZONING BOARD OF APPEALS
April 1, 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	Zoom		
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: Candy Dietrich, Kris Kinsley

Agenda Review

No change to agenda

Minutes

Minutes of the February 5, 2024 meeting were reviewed and approved. Motion by Mr. Konig 2nd by Ms. Rouin. Minutes approved.

New Business

Appeal No.05v24: Kris and Renee Kinsley Property Tax ID #077.15-01-006.200, 12297 East Lake Road. Town of Wayne in LS-3, LUR 3.0 Supplemental Regulation a.4b5, Renovation of a non-conforming structure on a pre-existing non-conforming lot

The Kinsley's plans call for a remodel and slight expansion of the interior space on essentially the same footprint as the existing structure. The proposed addition of a second story deck that will be 28'x 4'' is the only enlargement of the structure's footprint. This deck will require relief of 4' setback relief from the northern lot line.

Public Comments opened. No letters or emails were received concerning the project. Ms. Deitrich, a neighbor, offered support for the project as did Mr. Hand who lives above the Kinsleys.

Public Comments closed.

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It was pointed out that lot coverage calculations were not provided. However, the only extension beyond the existing footprint and that is off the second story.

Made a motion to approve the expansion of the pre-existing structure and grant the 4' of setback relief from the northern lot line. In addition, the height of the renovated cottage is not to exceed the current height by any more than 2.5.' It is to be built according to the plans dated 2/25/24.

The motion was unanimously approved.

General Announcement

Adjournment The meeting adjourned at 7:31 PM.

Submitted by: Amy Gush, Board Secretary