

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.

MEMBERS:	PRESENT	ABSENT	LATE
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 2<sup>nd</sup> 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.

April 1, 2024, Town of Wayne Zoning Board Minutes

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