

MINUTES OF THE TOWN OF WAYNE
ZONING BOARD OF APPEALS
SEPT 8, 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			x
Candy Dietrich, Alt.			
Dave Bauer, Board Liaison	x		
Jesse Jaynes, Code Officer	x		

ALSO PRESENT: Robert Foley, Ron McIntyre

AGENDA REVIEW
No change to agenda.

MINUTES
The July meeting minutes were moved by Mr. Farris, and seconded by Mr. Koenig.
The minutes were approved.

NEW BUSINESS

Appeal No.003v25: Robert Foley. Property Tax ID # 077.19-01-022.100, 12344 State Route 54, Town of Wayne in Hillside Conservation-1, Sec 1,f.a, e Sec 3,.4. a.

To construct a single-family home on a pre-existing, non-conforming lot requiring setback relief

Mr. Foley explained his project. He wants to build a prefabricated home on a full walkout basement. It is a pre-existing non-conforming lot, and he needs variant setbacks on three sides. The regulations in this area call for 50 feet of setback from each property line, and as the plan is

designed, he has 46.8, 40.11, and 40.11. The septic is in the approval process, and the DOT has approved the driveway plan for construction off of Route 54.

Public meeting opened at 7.10 p.m., neighbor Mrs. Covell spoke in favor of the project. Another neighbor, Ms. Gush, expressed concern about water running down the hill and affecting drainage as well as potential flooding below. Mr. Jaynes spoke and said that he has addressed that concern with Mr. Foley, and drains will be placed in such a way to prevent excess water from leaving the property. No letters or emails were received concerning the project. The public meeting closed at 7.14 p.m.

Lot coverage is not a concern, as this is a large property.

Mr. Farris made a motion to grant nine feet, one inch of relief on the northeast corner of the building, and seven feet, four inches on the northwest corner of the building, and nine feet, one inches on the southwest corner of the proposed location for the building. He motioned to approve building on a pre-existing non-conforming lot. Mr. Koenig seconded the motion, and the board unanimously approved the application.

CONDITIONS: The ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community:

The conditions for the build would be to build according to the plan submitted at tonight's meeting and meet any other conditions that the Planning Board recognizes during site plan review.

OLD BUSINESS

The meeting adjourned at 7:30 PM.

Submitted by: Amy Gush, Board Secretary