

MINUTES OF THE TOWN OF WAYNE

ZONING BOARD OF APPEALS

October 6, 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: Doug Malone, Liz Kane, Bob Jessen, PJ Johnston

AGENDA REVIEW

No change to agenda.

MINUTES

Minutes of the **September 2025 meeting were approved** with Mr. Ferris making the motion and Mr. Rosenberg making the second.

NEW BUSINESS

- Appeal No.005v25: Doug and Connie Malone.** Property Tax ID # 078.00-01-036.520, 9616 Gleason Road, Town of Wayne in Hillside Conservation-1, Sec 1, f.a, e Sec 3,.4. a.

To construct a single-family home and a garage.

Mr. Maloney would like to build a new home and barn on recently purchased land. The barn is limited to 18 feet under current regulations and he would like to have the maximum height be 20 feet, which would make it easier to enter when he is storing large vehicles in it.

The lot is on a private road and it does not need setback relief from the road.

Public comments opened. PJ Johnston shared a concern about the location of the barn in the home relative to her new home. There were also concerns raised by other neighbors about the

quality of the road. It was pointed out that as a private road, the town has no jurisdiction over the road nor any responsibility for road maintenance.

Bob Jensen asked, is there a process to make the road a public road? Mr. Jaynes responded that it was highly unlikely that the town of Wayne would consider making this a town road. Ms. Kane said each neighbor is to maintain the road in front of their own home.

Another topic of discussion was would a 20 feet height on the storage barn affect the viewshed of any of the neighbors. Mr. Maloney pointed out that he was very careful when selecting the site for the home and the barn and that actually the current trees on the property are higher than 20 feet.

Mr. Jaynes also pointed out that the lowest point will be measured will be measured after the site for the barn is leveled with added fill. Mr. Maloney indicated that he intends to build the barn in the spring and the house will follow.

Motion was made by Mr. Ferris to grant three feet of additional height allowance for the construction of the storage barn not. The motion passed with all five members assenting.

The motion was approved.

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

Build according to plans approved by the Planning Board.

2. **Appeal No.006v25: David and Kathleen Westcott.** Property Tax ID # 091.07-01-024.000, 11469 East Lake Road, Town of Wayne in LSR-1, Sec 1, f.a,
Renovate deck

Mr. Westcott explained the project, which is to replace a failing deck on the front of his home, which faces Keuka Lake. The height of the deck will be approximately 8 feet from the ground. The lot coverage, if granted the relief from the mean high-water mark, will remain at 17%. The board considered his plans, looking at the drawings carefully.

Public comments opened. There were no public comments from the audience, nor were any letters or emails received.

Mr. Ferris made a motion to allow for expansion of a pre-existing non-conforming structure, and grant an additional 30 inches of relief from the mean high-water mark. The conditions for the build would be to build according to the plan submitted at tonight's meeting. Mr. Rosenberg seconded the motion. The motion was approved, with Mr. Westcott abstaining, as this is his project. The meeting was adjourned at 8.01 p.m.

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.

OLD BUSINESS

The meeting adjourned at 7:50 PM.

Submitted by: Amy Gush, Board Secretary