

MINUTES OF THE TOWN OF WAYNE
 ZONING BOARD OF APPEALS
 November 9, 2017

The meeting opened at 6:30 PM with a roll call of the members.

	PRESENT	ABSENT	LATE ARRIVAL
MEMBERS: Bill Feinstein, Co-Chair	—	<u>X</u>	—
Greg Blessing, alt.	—	<u>X</u>	—
Candy Dietrich	<u>X</u>	—	—
* Wayne Hand, Co- Chair	<u>X</u>	—	—
Gill Harrop, CEO	<u>X</u>	—	—

ALSO PRESENT: Dan White

MINUTES:

Ms. Dietrich made a motion to approve the October 19, 2017 minutes, seconded by Mr. Hand.

A roll call vote was taken.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Bill Feinstein	—	—	<u>X</u>	—
Greg Blessing	—	—	<u>X</u>	—
Candy Dietrich	<u>X</u>	—	—	—
*Wayne Hand	<u>X</u>	—	—	—

Ayes-2. Nays-0. Absent-2. Abstain-0.

NEW BUSINESS:

AREA VARIANCE APPLICATION 18V17: Public Hearing. Todd O'Connell.
 Property located at 11700 East Lake Rd., Town of Wayne. Request to construct garage greater than 18 ft. high with setbacks less than 25 ft. to Ste. Rte. 54 and other structures less than 10 ft. from setback. 7.2.3 and 7.8.11

Mr. White, contractor for the O'Connell's was present to state:

- The O'Connell's would like to replace the existing metal quasis hut-type structure with a two story 20 ft. by 33 ft. garage.
- The metal shed sits directly on the DOT right of way.
- The proposed garage will sit further back from the road right of way.
- The proposed engineered plans were prepared by Bison Engineering and approved by the DOT.

- The plan is to remove the pressure treated platform and keep the storage shed located behind the existing structure.
- Due to the need to have access to an existing culvert, the road right of way from North to South ranges from 42 ft. to 45 ft.

Mr. Hand opened the public hearing.

Ms. Kurtz stated 17 letters were sent out to neighboring property owners, and no responses were received back.

No one was present to express any concern.

Mr. Hand closed the public hearing.

After some discussion, the following items were noted:

- Due to the blanket policy concerning the 239-M referral form between Steuben County Planning and the Town of Wayne; a 239-M form was submitted.
- Placement of the garage involved the road right of way of State Route 54.
- Steuben County Planning has 30 days in which to respond.
- The Zoning Board may review the application, but no formal vote can be taken until it hears back from County Planning.

Upon review of the application, the following items were noted:

- There were no clear setback relief measurements for the proposed structure on the proposed plans.
- The need to place actual markers relevant to the road right of way and the garage for an onsite visit.

Ms. Dietrich made a motion to table the application until December 14th, seconded by Mr. Hand.

As there was no further discussion to be discussed, Ms. Dietrich made a motion to adjourn the meeting, seconded by Mr. Hand. The meeting was adjourned at 8:05PM.

Respectfully submitted, Maureen Kurtz