TOWN OF WAYNE ZONING BOARD OF APPEALS

Minutes Final

June 1, 2026

	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.			
Jesse Jaynes, Code Officer			x

Also Present: Chris Hunt and B.G. Russell

The May minutes approve is tabled until a quorum of those present at that meeting are in attendance to approve them.

Appeal No.004v26: View and Vines Home, Chris Hunt. Property Tax ID # 091.11-01-023.000 11196 East Lake Road, Town of Wayne in Lakeshore Residential 2 Regulations, road setback

Chris presented the need to build new stairs to access the lakeshore as the plot has no steps.

The new staircase will start at east lake road level and deiced to the lakeside. He is seeking setback relief from the roadway. Mr. James indicated that the Highways Superintendent asked that the steps be as far out of the roadway as possible. After some discussion on how to best describe the setbacks, a motion was made to allow the steps to commence no closer than 11 feet from the center of the road.

Public Comments opened at 6:48 and closed at 6:50 PM with no comments or correspondence concerning the project received

The motion grants 6' 6" of setback relief from the road right of way. The Motion was passed.

Appeal No.006v26: Chad Keenan. Property Tax ID # 077.19-01-025.00012013 East Lake Road, Town of Wayne in Lakeshore Residential 1 Sec. 1.f

The Keenans wish to replace the existing home with a new home with an attached garage. The plans as submitted meet all setbacks and other LUR conditions. They are seeking a variance to allow for a slight increase in Lot coverage to 22% a seven percent increase.

Public Comments opened at 7:04 and closed at 7:06 with no comments or correspondence concerning the project received.

A motion was made by Mr. Ferris and seconded by Mr. Konig to allow for a 7% increase in lot coverage for the construction. The motion was approved.

Appeal No.005v26: FLX Grapes, Property Tax ID # 064.00-01-004.210, 10014 Day, Town of Wayne in Corridor District Supplemental Regs. D.1.

The Board considered Mr. Weis's request to move his signs to be located on a stone wall instead of the posts. The signs will stay the same size as the existing signage. The signs currently face both north and south. The question was if separated is that two signs.

Public Comments opened at 7:25 and closed at 7:27 with no comments or correspondence concerning the project received.

After much conversation and consulting the LUR. The board concluded that the separate of the faceplates is really analogous to the current signs that are attached to posts.

Mr. Ferris made a motion to allow for a WEIS faceplate on the north and south side of a rock wall with the award plaque sitting above as pictured in the plans. The total square footage of all signs is not toe exceed the 64 Square Feet.

The motion passed.

Meeting adjourned at 7:40.