ZONING BOARD OF APPEALS MEETING MINUTES

Town of Wayne - September 14, 2026

Quick Recap

The Town of Wayne Zoning Board of Appeals met on September 14, 2026. The Board approved the August 26, 2026 meeting minutes, reviewed Appeal No. 10V26 for Keuka Dugout LLC, and considered Appeal No. 11V26 for the Burns replacement of an existing garage/cabana. The Keuka Dugout matter was tabled pending revised drawings identifying the Keuka Lake high water mark. Following a public hearing, the Board approved the Burns application with 8 feet of side-yard setback relief and 4 feet of building-height relief, allowing a maximum height of 22 feet.

Next Steps

- **Keuka Dugout LLC:** Provide revised plans, drawings, or survey information clearly showing the Keuka Lake high water mark so the Board can determine the amount of setback relief required.
- **Burns applicant:** Proceed in accordance with the approved 8-foot side-yard setback relief and 4-foot height relief, subject to all remaining permits and Code Enforcement requirements.
- **Mr. Jaynes:** Review any revised Keuka Dugout materials when submitted and complete the applicable permitting and approval process for the Burns project.

Attendance

Name	Status
Jason Ferris	Present
Jennifer Ruin	Present
Dave Wescott	Absent
Carsten Koenig	Excused
Rick Rosenberg	Present
Wayne Hand	Present - arrived late
Candy Dietrich	Excused
Jesse Jaynes, Code Enforcement Officer	Present

Summary

The Town of Wayne Zoning Board of Appeals met on September 14, 2026. A quorum was present.

Review of Agenda

The Board reviewed the agenda and accepted it as presented.

Approval of Previous Minutes

The Board reviewed the minutes of the August 2026 meeting. Ms. Rouin moved to approve the minutes as presented. Mr. Rosenberg seconded the motion. The motion carried, and the minutes were approved.

Appeal No. 10V26 - Keuka Dugout LLC

The Board reviewed Appeal No. 10V26 submitted by Keuka Dugout LLC. The application proposes removal of a pre-existing nonconforming cottage on a pre-existing nonconforming lot and construction of a replacement residence. Because the property and existing structure do not meet current setback requirements, setback relief will be required for the replacement project.

The existing cottage would be demolished and replaced with a residence of approximately the same general size. The proposed residence would be positioned on the lot so that it would be more conforming than the existing cottage, although the resulting structure and lot would remain nonconforming. The Board discussed the overall size of the proposed building. The principal portion of the replacement residence would be similar in size to the existing cottage; however, when decks and related features are included, the overall development would be slightly larger.

During review of the submitted plans and drawings, the Board noted that the Keuka Lake high water mark was not identified. Without the high water mark shown, the Board could not accurately determine the lake setback or calculate the amount of setback relief that would be required.

Mr. Ferris moved to table Appeal No. 10V26 until the applicant provides revised drawings, survey information, or other documentation clearly identifying the high water mark and allowing the required setback relief to be determined. Ms. Ruin seconded the motion. The motion carried.

Appeal No. 11V26 - Burns - Replacement Garage/Cabana

The Board next considered Appeal No. 11V26, the Burns application to replace the existing garage/cabana. The proposal calls for demolition of a pre-existing nonconforming accessory building on a pre-existing nonconforming lot and construction of a replacement building of the same general size in the same location.

The existing and proposed structure is located very close to the side lot line. The applicant therefore requested 8 feet of side-yard setback relief. The proposed replacement building is also expected to be approximately 22 feet in height, which is 4 feet greater than the maximum height permitted for an accessory building under the Town Land Use Regulations. The applicant accordingly requested 4 feet of height relief to permit a maximum building height of 22 feet.

A public hearing was held on the application. No mailed correspondence, emails, or comments from members of the public were received concerning the project. The public hearing was closed at 7:33 p.m.

Following review of the application and the close of the public hearing, the Board approved 8 feet of side-yard setback relief and 4 feet of building-height relief, allowing the proposed accessory building to be constructed to a maximum height of 22 feet.

Adjournment

There being no further business to come before the Board, the meeting adjourned at 7:40 p.m.

Respectfully submitted,

Amy Gush
Zoning Board of Appeals Secretary

Date of Submission: October 4, 2026

These minutes are subject to approval at the next regularly scheduled Zoning Board of Appeals meeting.