

MINUTES OF THE TOWN OF WAYNE
ZONING BOARD OF APPEALS
October 4, 2021

The meeting opened at 7:00 PM with a roll call of the members. The meeting was held in-person at the Town Hall.

	PRESENT	ABSENT	LATE
MEMBERS: Wayne Hand, Chair	<u>X</u>	—	—
Jon Serdula	<u>X</u>	—	—
Candy Dietrich, alt	<u>X</u>	—	—
David Westcott	<u>X</u>	—	—
Gill Harrop, CEO	—	<u>X</u>	—

ALSO PRESENT: David Bauer, John Saltsman, Cliff and Pat Williams, Scott and Stephanie Craig.

David Westcott made a motion to approve the minutes Mr. Hand seconded; minutes approved.

NEW BUSINESS:

Appeal No. 12V21: Crooked Lake Court, Property Tax ID # 064.00-01-001.120, 9224 Perch Lake, Town of Wayne in LR-2. Seeking to replace a pre-existing, non-conforming structure. Sec. 4.b, ii, 6.

John Saltsman presented on behalf of Mr. & Mrs. Perrine who desire to replace their trailer. He indicated the project was approved by the LLC board. He provided drawings of the project and shared the details of the project. The new trailer's footprint will be 7.5 square feet smaller than the original structure. Mr. Hand confirmed the setbacks on the drawings. There are two sheds currently on the lot. One will be removed to make room for the construction. The other will be moved to conform to setbacks. The new trailer will have a slightly different footprint.

Public Comments were opened. No comments were offered. No written communication were received. Public comments closed.

The committee reviewed the 5 questions.

Mr. Serdula made a motion to approved application 12v21 from Crooked Lake Court LLC to replace the current structure with the proposed structure which will have a slightly different footprint. Conditions of approval include: (1) removal of one of the existing sheds and (2) moving the remaining shed to a position that will comply with all area setbacks. The motion was unanimously approved.

Appeal No. 13V21: Crooked Lake Court, Property Tax ID # 064.00-01-001.1200 at 9933 Sunfish Drive, Town of Wayne in LR-2. Seeking to replace a pre-existing, non-conforming structure. Sec. 4.b, ii, 6.

Mr. Saltsman began to present the project at 9933 Sunfish Drive on behalf of the Craig family to the board. The new trailer will have a different footprint than the existing trailer. The application showed that the proposed trailer is 33.4 sq feet larger than the existing trailer and porch. However, after evaluating the data, it was determined that the proposed new structure is actually 141 sq. ft. larger (or 20% larger) than the existing trailer and porch. The application included roof overhang in the existing structure data where the proposed dimensions did not include roof

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overhang. Mr. Hand asked if there was the possibility of making the proposed trailer smaller? Mrs. Craig said they already had cut down from a standard plan and did not think the structure could be made smaller by the manufacturer.

Public comments opened. Pat Williams is a neighbor to the north. She indicated that the LLC did not include the neighbors in the review or approval process for the new construction. Mr. Saltsman indicated that according to LLC practice and bylaws the neighbors get a courtesy notice of the proposed changes but they do not have a vote on approval of changes.

Mrs. Williams next questioned the address used to communicate with the LLC. She was informed that it is PO Box 8. Ms. Gush confirmed that was the address used. Ms. Dietrich spoke up and confirmed that the Town communicates with the LLC not with each member in the corporation.

Mr. Hand proposed that the application be tabled to let Crooked Lake Court LLC settle the internal strife over this project and return to the board at a later date. However, LLC member issues are not a matter for the town to consider. An issue of interest to the zoning board is to eliminate or substantially reduce the proposed 20% increase in size of the replacement structure.

Mrs. Craig spoke to a hardship associated with the lot. She indicated that water runs under the current trailer and that the new trailer's placement will help to manage the run off for the whole community.

Mr. Hand touched on previous difficulties with replacement of trailers in the park. Other projects previously approved have ended up being larger than approved or stretching the interpretation of approval.

Mr. Serdula made a motion to table the application. Motion was approved. Next meeting is scheduled for November 1.

Mrs. Williams asked what is included in the footprint calculation. Mr. Hand responded the calculation includes trailer footprint, decks, and steps attached to the home.

Unfinished Business

Mr. Hand asked if there was an unfinished business or items for discussion. Nothing arose.

Discussion

Adjournment The meeting adjourned at 7:43 PM.

Submitted by: Amy Gush, Board Secretary