

MINUTES OF THE TOWN OF WAYNE
ZONING BOARD OF APPEALS
December 11, 2014

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

	PRESENT	ABSENT	LATE ARRIVAL
MEMBERS: Wayne Hand, Acting Chair	<u>X</u>	—	—
Bill Feinstein	<u>X</u>	—	—
Candy Dietrich	<u>X</u>	—	—
Greg Blessing	—	<u>X</u>	—

ALSO PRESENT: Tracey Winters

MINUTES:

Ms. Dietrich made a motion to approve the October 14, 2014 minutes as presented, seconded by Mr. Feinstein.

A roll call vote was taken.

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

Ayes-2. Abstain-1. Absent-1. Nays-0. The minutes were approved.

NEW BUSINESS:

AREA VARIANCE APPLICATION NO. 12V14: Leonard Conklin. Property located at 9588 Way Mandalay, Town of Wayne. Request relief to replace existing single-wide with a double-wide on existing non-conforming lot in R-2 district. 6.3 & 7.2.3

Mr. Hand opened the public hearing.

Ms. Winters was present to represent the Conklin's regarding their request for variance. (Letter on file).

She stated the following:

- The Conklin's wanted to remove the existing older mobile single-wide and replace it with a double.
- They have the required demolition permit to remove the existing single wide.
- The lot size is 12,500 ft. and the minimum is 20,000.

- The structure would meet the setback requirements.
- An existing shed will be relocated to meet the setback requirements.
- There is an approved septic system for the proposed project.

Mr. Feinstein inquired when the lot was created, noting there would be no need for a variance if it was a pre-existing non-conforming lot prior to 1981 if the setback requirements were met.

Ms. Winter's stated the applicant has purchased and consolidated the other four lots after the land use regulations were adopted, but was is still unable to meet the required 20,000 ft. lot size in an R-2 district.

Ms. Winters stated at least two parcels were consolidated in 2014.

No one was present to express any concern.

It was noted that 21 letters were sent to the neighboring properties with 1 received back from Ms. Getchell stating she had no objection.

Mr. Hand closed the public hearing as no one was present to express any concerns.

Upon completion of the Area Variance Findings and Decision sheet, Mr. Feinstein made a motion to approve application as submitted and subject to existing land use regulations, seconded by Mr. Hand.

A roll call vote was taken.

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

Ayes-3. Abstain-0. Absent-1. Nays-0.

The application was approved.

Ms. Winter then signed the variance responsibilities and conditions sheet.

As there was no further business, Ms. Dietrich made a motion to adjourn, seconded by Mr. Feinstein. Ayes-3. Nays-0. The meeting was adjourned at 6:59PM.

Sincerely,

Maureen Kurtz