Village of Wampsville Zoning and Planning Board

September 15, 2026

In Attendance

Board Members: Lori Seymour, Bill Colvin, Tim King, Carol Colvin, Jim Rafte

Also in Attendance: Dawn Collins, Deputy Mayor, Marcia Rafte, Trustee

Call to Order

Lori Seymour called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

Minutes Carol Colvin graciously took note as Deb Waxenfeld was not in attendance.

Bill Colvin made a motion to approve the August minutes. Jim Rafte seconded

New Business

Permits approved – No new permits

New Business, A lengthy discussion took place on setbacks for accessory structures/ sheds. All involved agreed that the setbacks should be consistent in NC, R20, R30, VC It was agreed that due to water run off, it was agreed that buildings that fit shed criteria needs a five foot from edge of roof setback front and side lawns. The setback will be the same regardless of if it is permanent or temporary. Height should be the same.

Other outbuildings will be a ten-foot setback from the side and back and will have a fifteen-foot maximum height.

If a variance is requested, the Board will strongly encourage a gutter system to control water runoff.

We also discussed having a maximum height of any garages to be fifteen feet and no upstairs allowed for living space.

Residents

No additional comments, however the two residents were very active participants in the discussion.

Board Member concerns or comments

None

Adjournment

Motion to adjourn the meeting at 7:35 p.m. was made by Bill Colvin and seconded by Jim Rafte All in favor – motion carried.

Upcoming meeting: October 20, 2026 at 6:30 pm.

Respectfully Submitted,

Carol Colvin