

Zoning Board of Appeals
Regular Meeting
May 2, 2016

Chairman Gary Daum called the Regular Meeting to order at 7:00 pm, at the Yates Town Hall, 8 South Main Street, Lyndonville, New York 14098.

Those Present: Gary Daum, ZBA Chairman
Paul Lauze, ZBA Member
Don Melfi, Alt. ZBA Member
Dawn Metty, Deputy Clerk
Dan Wolfe, Code Enforcement Officer
Matthew Jost, Applicant

Those Absent: Pat O'Brien, ZBA Member
Keith McKinney, ZBA Member
Mike Boring, ZBA Member

MINUTES:

Chairman Gary Daum entertained a motion to accept the minutes from the April 5, 2016 meeting.

RESOLUTION NO. 5-5/16

RESOLUTION TO ACCEPT THE MINUTES FROM THE APRIL 5, 2016 MEETING AS PRESENTED TO EACH BOARD MEMBER.

RESOLVED, to accept the minutes from the April 5, 2016 meeting as presented to each Board Member.

Offered: Don Melfi
Seconded: Paul Lauze

Votes: 3 Ayes (Lauze, Daum, Melfi); 0 Nays (3 absent Keith McKinney, Pat O'Brien, Mike Boring)

Chairman Gary Daum reviewed area variance application from Matthew Jost. He is asking for a 45' front (lake) setback and variance to build in CEHA Zone Section 4.1 – 4.1 Local Law #1-1989

Dan Wolfe – Jon Houseman (contractor) approached me regarding building an addition to cottage for Matthew Jost. He is located in the coastal erosion hazard area.

Paul Lauze – Concerned about creek alongside of cottage. There could be possible flooding.

It was explained that it's not a creek and that it's just a run off. It's dry in the summer and does not seem to be a problem.

Chairman Gary Daum – You're not building any closer to the lake then the cottage already is.

Matthew Jost – No.

The addition is going to be just a sunporch with windows and no heat.

Chairman Gary Daum – A public hearing will be set for Tuesday, May 31st at 7:30 pm. Are there any other questions?

There were no more questions.

Paul Lauze asked about building near fire hydrants.

Dan Wolfe – Law is 3 ft. away on all sides.

Chairman Gary Daum briefly went over the County Planning Board meeting and mentioned one of the items was the Town of Yates had submitted a request for amendment to Zoning Ordinance Text: Regulating Wind Energy Conversion Systems. The county did approve it. Manufactured housing was also mentioned at the meeting.

Chairman Gary Daum also mentioned the new training coming up in June.

NO FURTHER BUSINESS WAS DISCUSSED

Motion to adjourn meeting.

Offered by: Paul Lauze

Seconded by: Don Melfi

Votes: 3 Ayes (Daum, Lauze, Melfi); 0 Nays (3 absent Keith McKinney, Pat O'Brien & Mike Boring)