

Zoning Board of Appeals
Regular Meeting and Public Hearing
May 31, 2016

Chairman Gary Daum called the Regular Meeting to order at 7:05 pm, at the Yates Town Hall, 8 South Main Street, Lyndonville, New York 14098.

Those Present: Gary Daum, ZBA Chairman
Paul Lauze, ZBA Member
Pat O'Brien, ZBA Member
Don Melfi, Alt. ZBA Member
Dawn Metty, Deputy Clerk
Dan Wolfe, Code Enforcement Officer

Those Absent: Mike Boring, ZBA Member
Keith McKinney, ZBA Member

MINUTES:

Chairman Gary Daum entertained a motion to accept the minutes from the May 2, 2016 meeting.

RESOLUTION NO. 6-5/16

RESOLUTION TO ACCEPT THE MINUTES FROM THE MAY 2, 2016 MEETING AS PRESENTED TO EACH BOARD MEMBER.

RESOLVED, to accept the minutes from the May 2, 2016 meeting as presented to each Board Member.

Offered: Paul Lauze
Seconded: Don Melfi

Votes: 4 Ayes (Lauze, O'Brien, Daum, Melfi); 0 Nays (2 absent Keith McKinney & Mike Boring)

Chairman Gary Daum - Main purpose of meeting is for Matthew Jost area variance application. Received no change of plans from Matthew. The addition will be on piers. Are there any other questions or concerns?

There were no other questions or concerns.

Dan Wolfe – A neighbor called today concerned if they were going to build near the lake. Did not want the view of the lake blocked. After explaining what their plans are, the neighbor had no problems.

The area variance findings & decision sheet was filled out.

Chairman Gary Daum mentioned another training coming up August 12th in Batavia.

Chairman Gary Daum made a motion to close the regular meeting.

Offered: Pat O'Brien

Seconded: Paul Lauze

Votes: 4 Ayes (Lauze, Melfi, O'Brien, Daum); 0 Nays (2 absent Keith McKinney & Mike Boring)

Chairman Gary Daum called the Public Hearing to order at 7:30 pm, at the Yates Town Hall, 8 South Main Street, Lyndonville, NY 14098

Those Present: Gary Daum, ZBA Chairman
Paul Lauze, ZBA Member
Pat O'Brien, ZBA Member
Don Melfi, Alt. ZBA Member
Dawn Metty, Deputy Clerk
Dan Wolfe, Code Enforcement Officer
Matthew Jose & Lynn Wright, Applicants

Those Absent: Mike Boring, ZBA Member
Keith McKinney, ZBA Member

The following notice was placed in the Batavia Daily News on May 23, 2016.

PLEASE TAKE NOTICE; there will be a Public Hearing held on May 31, 2016 at 7:30 pm at the Yates Town Hall, 8 South Main Street, Lyndonville, New York 14098. The purpose of the public hearing is for an Area Variance, Application # 03-16, submitted by Matthew Jost at 10415 Brown Lane FL 63, Lyndonville, New York 14098 for a 45' front (lake) setback and variance to build in CEHA Zone Section 4.1-4.1 Local Law #1 - 1989. This application may be reviewed at the Office of the Town Clerk, 8 South Main Street, Lyndonville, NY 14098 during regular business hours.

All persons wishing to be heard shall be heard at this time. Correspondence may be made in person at the Public Hearing or by letter to the Town of Yates Zoning Board of Appeals.

Chairman Gary Daum – This is application # 03-16 for an area variance on 10415 Brown Lane FL 63 submitted by 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.

Chairman Gary Daum also went over the SEQR form.

Chairman Gary Daum – There are no others in attendance, only the applicants. Have you changed your mind or have any changes to make?

Matthew Jost – No

Dan Wolfe – DEC doesn't want the dirt disturbed. Building a new home needs to meet NYS regulations and setbacks. In this case the cottage already exists, just building an addition.

Dan Wolfe explained that the neighbor called with the concern of building near the lake. After assuring her they are not building any closer to the lake, she was ok with that.

There were no comments or questions

Chairman Gary Daum made a motion to close Public Hearing.

Offered by: Pat O'Brien

Seconded by: Paul Lauze

Votes: 4 Ayes (Daum, Lauze, O'Brien, Melfi); 0 Nays (2 absent Keith McKinney & Mike Boring)

Reconvene to the regular meeting

The Zoning Board was all in agreement to approve Matthew Jost's area variance application.

Record of Vote was done.

NO FURTHER BUSINESS WAS DISCUSSED

Motion to adjourn meeting.

Offered by: Don Melfi

Seconded by: Paul Lauze

Votes: 4 Ayes (Daum, Lauze, O'Brien, Melfi); 0 Nays (2 absent Keith McKinney & Mike Boring)