

Zoning Board of Appeals
Regular Meeting
December 6, 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
 Mike Boring, ZBA Member
 Dawn Metty, Deputy Clerk
 Dan & Beth Holler, Applicants

Those Absent: Pat O'Brien, ZBA Member

MINUTES:

Chairman Gary Daum entertained a motion to accept the minutes from the August 23, 2016 meeting.

RESOLUTION NO. 9-12/16

RESOLUTION TO ACCEPT THE MINUTES FROM THE AUGUST 23, 2016 MEETING AS PRESENTED TO EACH BOARD MEMBER.

RESOLVED, to accept the minutes from the August 23, 2016 meeting as presented to each Board Member.

Offered: Paul Lauze
Seconded: Mike Boring

Votes: 4 Ayes (Melfi, Lauze, Daum, Boring); 0 Nays (1 absent Pat O'Brien)

Chairman Gary Daum welcomed Dan & Beth Holler and introduced the board members. He then reviewed their area variance application. They are requesting a 7' area variance west side and a 4' area variance east side. Denial was made due to a conflict with the Zoning Code: Section 570 and Section 640 10' side setback required and 30' front setback from mean high water mark.

Mr. Holler explained that they are planning on having a new 32 x 44 home erected. It is a prebuilt modular home. By moving the new home back it will end up covering up the septic. A new septic system will be put in. There is plenty of space between neighbors. They are ok with the new home going in. Two of the neighbors sent e-mails in favor (Mr. Holler gave the board copies, see attached). The new home will actually be lined up with the rest of the cottages.

The board went over the site plan.

Mr. Holler – We hope to have the home started in April.

Chairman Gary Daum – Asked if there were any other questions.

The question was asked if Mr. Holler has a break wall.

Mr. Holler – Yes

Chairman Gary Daum – A public hearing will be set up in January and also let Mr. Holler know that the notice will be in the paper and his neighbors will be notified.

Chairman Gary Daum asked if there was anything else.

Paul Lauze mentioned that there is property on Lakeshore Rd. and is concerned about the mess.

Deputy Clerk Dawn Metty let the board know that Dan Wolfe has already addressed it.

NO FURTHER BUSINESS WAS DISCUSSED

Motion to adjourn meeting.

Offered by: Paul Lauze

Seconded by: Mike Boring

Votes: 4 Ayes (Boring, Daum, Lauze, Melfi); 0 Nays (1 absent Pat O'Brien)