Zoning Board of Appeals
Regular Meeting
November 14, 2023

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
Jim Taylor, ZBA Member
Don Melfi, ZBA Member
Mike Boring, ZBA Member
Pat O'Brien, ZBA Member
Dawn Metty, Deputy Clerk
Daniel & Elizabeth Holler, Applicants
Larry Wolfe

MINUTES:

Chairman Gary Daum entertained a motion to accept the minutes from the September 12, 2023 Zoning Board meeting.

RESOLUTION NO. 22-11/23

RESOLUTION TO ACCEPT THE MINUTES FROM THE SEPTEMBER 12, 2023 ZONING BOARD MEETING AS PRESENTED TO EACH BOARD MEMBER.

RESOLVED, to accept the minutes from the September 12, 2023 Zoning Board meeting as presented to each Board Member.

Offered by: Mike Boring
Seconded by: Don Melfi

Votes: 5 Ayes (Boring, Melfi, Taylor, O'Brien, Daum); 0 Nays

There was discussion on Dan Hollers area variance application regarding the lot size, where the house is going and the septic.

Dan Holler explained that the septic is a septic system not a tank.

Chairman Gary Daum expressed that the high water mark is a concern.

Dan Holler let the board know that he spoke with the Department of Health and as long as the septic system stays as is and is not touched, it will be fine. The old trailer was actually closer to the water but the new one will be 10 ft. further from the water.

Chairman Gary Daum asked if he had spoken to the neighbors.

Dan Holler – Yes, they are very happy about it. The new one will be the same size as the old one. We've put a break wall in and filled behind it, we've also put large boulders in as well. The neighbors are doing or have done the same thing.

Jim Taylor asked the distance from the holding tank to the house.

Dan Holler – Three to four feet.

Chairman Gary Daum explained that lot sizes at the lake are different from other areas; the lot sizes tend to not be big enough. Have to be careful.

Jim Taylor also asked the distance from the tank to the distribution box.

Dan Holler – Eight feet.

Chairman Gary Daum asked if there were any other questions, if not, Dawn will set the public hearing for next month and will contact Dan Holler with the date.

There were no other questions.

Chairman Gary Daum mentioned the training he went to in October and that there will be another one coming up.

NO FURTHER BUSINESS WAS DISCUSSED

Chairman Gary Daum entertained a motion to adjourn meeting.

Offered by: Pat O'Brien
Seconded by: Jim Taylor

Votes: 5 Ayes (O'Brien, Taylor, Melfi, Boring, Daum); 0 Nays