

**Town of Lyme
Zoning Board of Appeals
Chaumont, NY 13622
MINUTES
October 15, 2025
6:30 pm**

ZONING BOARD OF APPEAL MEMBERS:

Judi Bates	Chairperson	Robert Locy	
Carol Quencer		Kevin Sheitz	
Jose' Bernier	Alternate	Karen Donahue	Excused

Others Present:

Colleen Conklin	Corrine Conklin
Robert Siechen	Cathy Siechen
Edward Godfrey	Mrs. Edward Godfrey
Susie Locy	Sandy Blevens
Patricia Fay	Rebecca Randall

Chairperson, Judi Bates opened the public hearing at **6:31 pm**.

Judi explained that the Zoning Board of Appeals, holds both the Public Hearing and the Regular meeting for the application at the same meeting. The Public Hearing is an open meeting. She further explained how the process of the public hearing and the regular meeting are conducted.

Applicant: Colleen & Corrine Conklin, 9556 Co Rt. 125, Chaumont, NY 13622
Tax Parcel: # 71.07-1-20 RE: needs 15.5' front yard variance to construct year round residence.

Judi opened the meeting by asking the board to look at their map for Tax Parcel #71.07-1-20 and compare where the existing structure is and where the new structure will be built. When looking at the map, it shows where the variance is needed. The Conklin's will be using the same foot print for the front of the house, however, they do not meet the 30' front needed, and this is why they are asking for the set back.

Judi asked the board if anyone had any comments.

Bob Locy asked if the foot print is grandfathered in, Judi stated that it is not and this is the reason they need the 15.5' variance. The board discussed the other houses along the Co Rt 125 road.

Judi opened up the meeting to the floor to anyone who may have a comment or concern from the applicants or anyone attending.

Colleen Conklin explained that she and her sister, Corrine, are planning on replacing the seasonal cottage. They plan on tearing down the cottage and building a year round residence for the both of them to live at.

Judi asked if there was anything from the floor.

Rebecca Randall stated that she purchased the house from Mrs. Sawyer, and if neighbors build this new house on the property, it will block her view.

The board asked where her house sits next to the Conklin's house, with further discussion, they found that the house sits back further on the lot.

Sandy Blevins told the board that the front of Rebecca Randall and Patricia Fay's house is located at the back of the Conklin's house.

Rebecca Randall also brought up an issue regarding a letter that was typed up and signed by Mrs. Sawyer.

Judi explained that letters to show support or disagreement are accepted. The board does take them under consideration, however, they may not contribute heavily to the board's decision.

Patricia Fay questioned the size of the new house being built and if it will need a new septic. Judi stated that they do not get involved with septic. Sandy Blevens stated that a new septic was being replaced at the rear of the property, beside the existing garage during construction.

Kevin Sheitz asked Colleen Conklin if they had a blue print, she stated not yet, they were waiting for the approval of this application.

Judi asked the Conklins if they could compromise by setting back two feet. Colleen Conklin agreed they could come back two feet.

Judi stated that would make the variance 13.5'.

Keven Sheitz stated that he didn't think, in his opinion, that they had enough information to vote on it. The board may need to table this until next month when they had more information of what these ladies are opposed to.

Judi asked Keven what other information he needed. Keven Sheitz explained that he felt that they should get a little more clarification on exact size, height and what these ladies are opposed.

Judi pointed out that the paperwork shows the exact size, the measurements show the height is 25'. Colleen Conklin stated that she knew that it was less than or equal to 35', which is a limiting factor, they are only going 25'.

Judi stated that they don't typically get involved in the height, which is why they are being asked to compromise by going back 2'. However, they cannot ask them to go back to sit even with their neighbors home, because there is a garage sitting there and the septic sits on the other side.

Keven Sheitz asked neighbors how far back do you feel, the Conklins would need to go, so they do not interfere with your view?

Rebecca Randall's response, that she would need to go out with a tape measure, it is hard to grasp the concept of where it will sit without measuring.

Patricia Fay replied that since it is still in the design phase, she would like the house to come back 30', as the law states.

Judi stated that they do not have 30'.

Rebecca Randall stated that they can't turn a car into that garage, with the design of the building of 75', there is no way they can park in the garage, and the doors face the road. Why can't they go closer to their garage, what difference will it make if they are not using their garage as a garage?

Bob Locy asked the Conklins if she can put their car in the garage, acknowledging that they can right now.

Rebecca Randall replied not if it is 75 feet long, so why can't they move it over?

Kevin Sheitz asked Rebecca Randall if the Conklins' cottage, that they have right now, obstructs their view. Rebecca Randall answered that it does a little bit, but not that bad. The porch on the front is made of glass and is about a story and a half with

clipped wings on the roofline. With the size of the house being built, closer to them and higher, it is taking a huge chunk of their view.

Colleen Conklin stated there is a large tree in the Fay/Randall yard that blocks some of their view.

Sandy Blevens stated that she didn't understand why they would need to be penalized because the (Fay/Randall) house sits so far back.

Rebecca Randall asked why they should get special treatment, just because they want to build a house outside of the variance rules.

Judi stated that the Town of Lyme has multiple small lots, now you can no longer make lots or sell lots of these sizes, however, they exist all over. The Town cannot penalize people legally for building on their lots whatever they wish to have, for seasonal or permanent residential, you cannot penalize them for the small lot that they are building on. If you need a variance that is what we are here for.

This is why we asked if they could compromise and if they could move it back. But just because they are now building a larger home, it is not in front of your home, and you have not lost looking out in front of your home and you haven't lost looking out at the lake, you may not be able to see totally to the left, however, you do still have a view of the lake

Rebecca Randall responded, that now they get penalized. You don't want to penalize them, she understands that, and she doesn't want to penalize anybody either, and agrees you have a right to build whatever size you want. However, you don't have a right to build that close to the road and that is all they are asking, that you do not grant the ability to block our view, that's all.

Judi stated that is why they asked the Conklins if they could possibly compromise and come back a little bit, but they can not be told they can't build their home.

Rebecca Randall: she was not asking them to do that.

Patricia Fay stated that there are different size and design homes that could be built. It not need to be that size, there are only two people living there.

Judi told Patricia Fay that she cannot make that decision and they as a board, cannot tell them they have to build a smaller home.

Patricia Fay: have them build back 30' and they could be told to stay in the same foot print, stay right where you are and build brand new, right where they are.

Rebecca Randall: I don't want to tell them what to build, I just want to ask them not build so it blocks our view, that's all. I don't feel that I have a right to tell them that they can't build.

Keven Sheitz: I just want to clarify, you are opposing the set back from the road or the set back from your property line?

Rebecca Randall: no, those are your rules, that the set backs are allowed to build it that close. I am not questioning that.

Keven Sheitz: clarified, you want them to move the house back from the right a way.

Rebecca: yes, so they do not lose the view and the sunrises that come up every morning, so she does not have to go all the way out to the mail box every morning just to see the sun come up.

Judi asked if there were any questions from the board.

Judi requested an entertainment of a Type Two SEQR for **Colleen & Corrine Conklin.**

Type II SEQR YES X NO ___

Bob Locy	motion
Jose Bernier	second
All in favor	yes

Judi Bates Close the Colleen & Corrine Conklin public hearing at: 7:00 pm

Chairperson, Judi Bates opened the public hearing for **Robert Siechen** at 7:00 pm

Open Public Hearing **Robert Siechen**, 25605 Fire Road 22, Three Mile Bay, NY 13693 Tax Parcel: # 70.05-1-6.115 RE: seeking variance for 30x40 pole barn.

Judi described the property is located on the bend of the road, and thanked Robert for adding the overhangs, she then mentioned that the size of the lot also will need a variance because it is under 20,000 sq feet, as stated in the law. See Section 410D: Dimensional Requirements (Note 1)

Use:	Min. Rear setback (ft)
Minimum Rear Setback for Accessory Building for Residential use (2)	15' from rear lot line

Note 1: #2

2. Accessory building on a lot with no principal use or structure requires the minimum lot size. If they are located on the same lot as a principal use or structure they require no additional lot area.

Robert Siechen: clarified that the building is 28x40 with 1' overhangs, making the barn 30x42, with a second story at 25' tall.

Judi asked what he intended on using this building for, that it cannot be used for residential.

Robert Siechen: the building will be used for storage only, he understood that it cannot be used for a residence.

Bob Locy asked Mr. Seichen if there was going to be septic or water there, he replied no, it is for storage only, he would like to eventually add electric.

Judi then discussed what the variances will be needed. Looking at the map, at the rear of the lot, he has 10', he need 15, will need a 5' rear variance. On both sides he needs 15', from the road side, (SE), he has 7 feet, will need an 8' variance; on the other side, (NW), he has 7.5 and will need a 7.5' variance, on the front he needs 30' and he has 20.

Bob Locy and Keven Sheitz question the size of lot and the right of way of the road running beside it.

Keven Sheitz: questioned the right of way needing 2 fronts on this property.

Judi, stated that she spoke to Zoning Officer, Richard Ingerson, and when the property is on the curve, it is designated a front, rear and two sides. You do not have two fronts, it is a curve in the road.

Keven Sheitz stated that he felt it's a right of way.

Bob Locy wanted to know who owned the right of way.

Mr. Siechen stated that his property runs into it a little bit, and the last person on the end of the road said he owns the right of way.

Keven asked if there was an association that owns the road.

Bob Locy asked who maintains the road.

Mr. Siechen replied to his knowledge there is not an association. He was unsure of who maintains the road, in the fall they pay \$100 and the guy at the end of the road pays someone to throw down some gravel. The road is well kept.

Judi, Bob, and Keven discussed further the road/right of way, Judi stated because it is on the corner, it is designated a front, rear and two sides. The side that is on the "right of way" is designated a side. You do not have two fronts, it is considered a road.

Keven Sheitz: wanted to make sure that he has enough variance needed to build what he wants.

Judi opened up the meeting to the floor to anyone who may have a comment or concern.

Suzi Locy stated that she has a right of way question.

Suzi asked if Judi knew what the setbacks were if someone wanted to build a fence on a right of way.

Judi replied that it was the same as for a road.

Suzi Locy asked Judi what that would be.

Bob Locy stated that it is 15'.

Judi said she would need to look it up, it's in our book.

Suzi Locy, stated that she has the same book she can look it up, and even with a fence it has to meet the setback or it would need to come here to get a variance.

Judi agreed.

Suzi Locy asked that this be added to the minutes.

Judi asked the board if anyone had any comments. None made.

Judi requested an entertainment of a Type Two SEQR for **Robert Siechen**.

Type II SEQR YES X NO ___

Bob Locy	motion
Keven Sheitz	second
All in favor	yes

Judi Bates Close the Robert Siechen public hearing at: 7:27 pm

Chairperson, Judi Bates opened the public hearing for Edward Godfrey at 7:27 pm.

Open Public Hearing **Edward Godfrey**, 20279 South Shore Road, Three Mile Bay, NY Tax Parcel # 79.14-1-1.4 RE: needs both side yard variance of 10', seeking variance relief to build a pavilion closer to property line than allowed by zoning.

Judi asked to go to Mr. Godfrey's map, where it says Lake Ontario that is where the concerns is. Right in the middle he wants to build a pavilion, there is an existing shed that will be torn down. To the far left he wants to build a 10x20 shed and to the far right a 18x20 shed both along the property lines.

He needs 10' variance on each side for the sheds, because they need to be 15' and also needs a variance for the pavilion from the water.

Judi asked if the two shed are 25' back from the high water mark.

Mr. Godfrey: all three building will be 25' from the high water mark.

Keven Sheitz: how he came up with his measurements,

Godfrey: back in June he measured it when it was high.

Keven Sheitz asked where the one inch stakes were placed, if that is where he is planning to build the pavilion. Because, if it 10' that is a lot, where he saw the shells on the shore, is maybe 10'. Keven felt that it was his opinion where the

high water line is, he told Mr. Godfrey that where the shells are, that is his high water line, minimum.

Godfrey: yes, that is where he is planning on building the pavilion, the shells were washed in from the storm.

Keven stated that it is from the shells and to the stakes is only 10', Mr. Godfrey stated that he was not arguing that.

Keven and Mr. Godfrey discussed the measurement and why he wanted the building where they were, to build on the old road.

Judi stated that his frontage could have changed because due to flooding and washing away.

Judi stated that it is not 25' it would be 10.5'.

The two sheds and pavilion are all on the same setbacks.

Keven Sheitz, understands why he wants to build it there, and Mr. Godfrey stated that his neighbors have also. Keven told him that he would not have given them variances either. It is way too close to the shore.

Bob Locy asked Mr. Godfrey if there is any other adjustments to those building that he could make them conforming, Mr. Godfrey answered no, not that he wants to make. He does not want to cut trees, he had these set up the way they are for the view.

Judi: he needs 25' we say he has 11' there is 14' difference. She asked him if they can be moved over, he stated that there are trees there. She asked about the sheds, the one by the boat ramp he has no room to move. The one on the right he may be able to move 5'.

Judi, Bob, Keven, discussed different options with Mr. Godfrey, trying to find a compromise, to help him with the variance. He wants to be able to build on the old road.

Keven, said he needs to come back more than 10 feet. It is supposed to be 30'.

Judi, states that's the sheds that he wants to put in can't not move back to give us the 30 or even a smaller portion, since Keven and Bob say it really is not 25', more like 11'. She is going to use 11', leaving a 19' difference that is a huge portion of 30'. If he was able to move a few feet back, that is still 16 out of 30', which is over half for water front. That is a lot for a variance for water front.

Carol Quencer asked if he could turn the sheds sideways, Mr. Godfrey stated that's it would block his view.

Sandy Blevins suggested getting someone to come out and measure for them. Mr. Godfrey asked if he could use storage containers, Judi told him that he still needs to meet the setbacks.

Judi, asked if the sheds could be put in other areas on the property. He had a leach field in the way, and trees, his property sits low.

Bob Locy asked him if he has tried getting ahold of the county for and funding. Mr. Godfrey stated that he was denied.

Carol Quencer suggested tabling this so he could come up with some ideas and then come back.

Mr. Godfrey said he had thought about it and it is either a yes or no and he will move on.

Bob Locy the high water washed away 25' of my property, Mr. Godfrey stated that he did do this and he was denied.

Judi Bates Close the Edward Godfrey public hearing at: 8:00 pm

Judi requested an entertainment of a Type Two SEQR for **Edward Godfrey**.

Type II SEQR YES X NO ___

Bob Locy	motion
Kevin Sheitz	second
All in favor	yes

Judi opened Regular Monthly meeting 8:01 pm

September Minutes 17th were approved

Judi made the motion to accept the minutes

Carol Quencer	motion
Jose Bernier	second
All in favor	yes

Roll Call:

Carol Quencer	yes		
Jose Bernier	yes	Judi Bates	yes

Judi moved onto the September 25, 2025 minutes

Bob Locy brought up that he mentioned for this meeting that the variance was for that structure only and it was not in the minutes, he is requesting that it added to these minutes and added on the letter that Judi sends out. Judi told Bob when she mails out the approval letter, it has the wording in the letter. ** see note at bottom of minutes.

When application is approved, Judi will mail out the letter of approval with wording that the variance only applies to that structure.

Keven asked who sends out the letter, he asked Judi if she keeps a copy of the letter, she told him that she has one, the office has one, and Lynda has one.

September Minutes 25th were approved

Judi made the motion to accept the minutes

Carol Quencer	motion
Keven Sheitz	second
All in favor	yes

Judi entertained a motion for the Conklin property, that they would be coming back two feet.

Keven asked the Conklins if they back up the building a couple feet will they be able to get into their garage, they responded that it will not be convenient, it would be hard to be able to get around the back. They would have a garage they would not be able to get into.

Judi asked the Conklins that they would like to leave it the way they originally submitted it for. Colleen responded ideally they would prefer to leave it the way it was. This makes it 15.5 variance and exactly on the front now, it is almost exact on the right side and wider on the left and still within the zoning law.

Keven asked if the Conklins did not go as wide on the front porch would it make a difference in the obstruction of their view.

Bob: the real problem is the height. Both Rebecca and Patricia agreed that it is the height of the building that the Conklins are constructing, that will cause the obstruction.

The new construction porch will only be a one story porch as it is now, it will be glassed in as it is now.

Patricia Fay would like the board to table it for a month so they could take a look at it. Rebecca is asking not to give the variance to block their view. That they are going 10' closer to them and 30' high.

Judi asked if the board was ready to vote, she asked for a motion to approve for Tax Parcel # 71.07-1-20 needs a 15.5' front yard variance.

Jose made a motion to approve 15.5' front variance for a new year round home.

Roll Call:

Carol Quencer	yes	Karen Donahue	absent
Jose Bernier	yes	Judi Bates	yes
Keven Sheitz	yes	Bob Locy	yes

Keven Sheitz spoke to Rebecca and Patricia, stating that they cannot restrict someone to how high they build their home.

Rebecca Randall responded that you could restrict them from the get go from blocking their view, you could do that. That this house is a monstrous 75' long house and you know what that means, and you guys are going to let them do it, she asked what about their rights. She asked if she could build a house that close to the road also.

Judi is going to need two variances for the Siechen property, Tax Property #70.05-1-6.115, one for the building and one for the lot.

The pole barn will need a 5' rear variance, will need an 8' road side variance, and a 7.5' neighboring side variance.

Motion #1 building variance

Bob made a motion for a 5' rear variance, will need an 8' road side variance, and a 7.5' neighboring side variance. Carol Quencer second.

Roll Call:

Carol Quencer	yes	Karen Donahue	absent
Jose Bernier	yes	Judi Bates	yes
Keven Sheitz	yes	Bob Locy	yes

Caveat for motion #1

Keven Sheitz is not sure that the right of way on the other side, meets the 30'.
So applicant does get caught up in the right of way and loses his variance.

Motion #2 51' front yard width variance

Lots size variance relief from the 20,000 square footage, giving a relief of 4791.6 variance.

Jose Bernier made a motion for the need relief of 4,791.6 variance for front yard width, Keven Sheitz second.

Roll Call:

Carol Quencer	yes	Karen Donahue	absent
Jose Bernier	yes	Judi Bates	yes
Keven Sheitz	yes	Bob Locy	yes

Edward Godfrey Tax Parcel #79.14-1-1.4

Judi talked to Mr. Godfrey, and he asked what he was allowed to do, Keven asked him if he would like to table it for another month so he could think about his options.

Keven told Mr. Godfrey that they differ on the opinion of where the high water mark is, he understands how he came up with his figures, but feels they are off.

Judi, asked to table it a month so they would not need to vote on it. She suggested having Keven and Bob go out to Mr. Godfrey's property and look at the measurements and see if they can determine where the high water mark is. All three mentioned agreed to meet and see what they could come up with.

Judi mentioned that they do not like to go over the 50' variance mark, she asked Carol if she would like to help on this, Carol agreed.

Lynda had all the contact information that was given to Mr. Godfrey.
Judi entertained a motion to table the Godfrey variance for Tax parcel: #79.14-1-1.4.
Bob made a motion a motion and Keven second to table.

Roll Call: to table variance

Carol Quencer	yes	Karen Donahue	absent
Jose Bernier	yes	Judi Bates	yes
Keven Sheitz	yes	Bob Locy	yes

Mr. Godfrey set up a time with Bob Locy and Keven Sheitz while at the table, they will let Carol know.

Judi, stated that they cannot talk about what they can approve, they are there to talk about the water line.

2 Applications were approved 1 was tabled

October 15, 2025

Judi Bates will mail out letters of approval,
Note: the variances issued are only good for the actual structure being built

Judi Bates
Chairperson, Zoning Board of Appeals
Submitted minutes by Lynda L Jackson ZBA Secretary 11/16/2025

Note: the variances issued are only good for the actual structure on application, this is also stated on approval letter that Chairman Judi Bates issues to applicant.

***Note: September 25, 2025 minutes were checked for Bob Locy's concerns and requesting that the minutes be corrected, to add in his statement "the variances issued are only good for the actual structure on application."