

**Town of Lyme
Zoning Board of Appeals
Chaumont, NY 13622
MINUTES
August 20, 2025
6:30 pm**

ZONING BOARD MEMBERS:

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

Others Present:

Peggy Beach
Susan Locy
Laura Schoenl

Chairperson, Judi Bates opened the public hearing at 6:30 pm.

Applicant: Peggy Jean Beach

7456 Bourcy Road
Three Mile Bay, NY 13693
Tax Parcel#: 60.11-1-3.12
RE: 2' south side yard variance for 28x48 pole barn

Judi Bates explained that this is a variance to allow a 2' south side 28x48 pole. Judi requested an entertainment of a Type Two SEQ.

Robert Locy motion
Keven Sheitz second
All in favor yes

Judi moved onto a shed that is located on the premises. A small white shed will be removed and relocated onto another section of the property, once the pole barn has been built.

The Neighbor's lot is not in compliance. Looking at the map on the right hand side of property resulting in a request for a 2' variance.

Judi asked for concerns, Robert mentioned that there were no pins showing where the barn was going to be.

Ms. Beach was advised that she would need a survey performed to submit with her building permit to the County. She would need to have the overhang at the 5 ½ foot mark.

Variance # 25-001 only applies to the pole barn, its placement and size in this specific application. Any other building on this property that does not follow the TOL zoning would need a separate variance.

Owner will be moving a small shed and needs room on the property to not apply for another variance.

Judi Entertained motion:

Karen Donahue made a motion to approve a 2' variance from sideline which will result in 5 ½' from property line for a pole barn, second by Kevin Sheitz.

Judi Bates Close the Beach public hearing at: 6:32 pm

Judi Bates opened regular monthly meeting at: 6:32 pm

August Minutes were approved

Roll Call:

Carol Quencer	yes
Karen Donahue	yes
Robert Locy	yes
Kevin Sheitz	yes
Judi Bates	yes

Application Approved
August 20, 2025

Judi Bates will mail out letter of approval.

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