

**Town of Lyme
Zoning Board of Appeals
Chaumont, NY 13622
MINUTES
September 17, 2025
6:30 pm**

ZONING BOARD OF APPEAL MEMBERS:

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

Others Present:

Mark Wademan	Suzanne Wademan
Matt Wademan	Pierce Shane
Scott Kolb for Jared Heath	Bob & Rae-Ann Thomas

Chairperson, Judi Bates opened the public hearing at **6:29 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: Scott Kolb, Agent for property owner Jared Heath
County Rt 57, Three Mile Bay, NY 13693
Tax Parcel#: 60.14-1-1-4.8
RE: request variance for relief from 5:1, Town of Lyme Sub Division Law

Judi explained that this is a variance for relief from 5:1 ratio Town of Lyme Sub Division Law. If you look at the property it's not a pencil property that the law tries to prevent. This a large piece of property with plenty of room to sub divide it. The only thing keeping them from sub diving this property into two 100 frontage parcels, is the length of property would violate the 5:1 ratio law.

The Planning Board needs from the Zoning Board of Appeals, a vote to either approve or not approve to give the relief of the 5:1 law.

Judi asked Scott Kolb how long this property is, the west side is an average of 900'. The west side is 911' from the center lane of Co Rt 57, to the shore line of lake Ontario, East side is 896'.

Judi opened up the meeting to the floor to anyone who may have a comment or concern, none made.

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

Judi Bates Close the Kolb public hearing at: 6:34 pm

Chairperson, Judi Bates opened the public hearing for Mark Wademan at 6:34 pm.

Applicant: Mark Wademan,

25922 RT 57 Fire Road 9, Three Mile Bay, NY 13693

Tax Parcel: # 60.17-1-15

RE: 9' west side variance for a 12x12 shed

Judi explained that this is a variance for a 9' west side 12x12 she shed. When looking at the map and looking at the property, he would like to line up the shed with the existing one that is on the property, looking out towards the lake.

He would need a 9' variance, Judi reminded Mr. Wademan that he has to include the overhang, 9' variance, he is coming in from the property 6'. The overhang has to be 6' from the property line.

Mr. Wademan mentioned that looking at the drawings, it has been surveyed since, and the survey markers have been moved in 3 feet to line up with the other buildings.

When the survey was done, Mr. Wademan found out that the neighbor's garage cuts into his own property and his property line cuts across the front end of the neighbor's garage.

His neighbor, Walter Colwell, has written a letter releasing the owner from the 15' off of the property line requirement to allow alignment of the sheds, and it can be found attached to the application.

Mr. Wademan is concerned that he may not have allowed enough room on the variance. The board discussed with Mr. Wademan how many feet he thinks he needs, so they can change it at this meeting. They discussed the property line, the size of the building, the variance adjustment and came to an agreement of 11' variance.

Judi asked if there was anything else from the floor. Mr. and Mrs. Robert Thomas Stated that they turned in their application the end of August to the person that sits at the front desk. They paid by check of \$100.00, which cleared August 27, 2025. Judi told them that we would look into it after the meeting.

Judi Bates Closed the Wademan public hearing at: 6:52 pm

Judi Bates opened regular monthly meeting at: 6:52 pm

Judi requested an entertainment of a Type Two SEQR for Scott Kolb.

Type II SEQR YES X NO ____

Karen Donahue **motion**
Jose Bernier **second**
All in favor **yes**

Judi requested an entertainment of a Type Two SEQR for Mark Wademan.

Type II SEQR YES X NO ____

Jose Bernier **motion**
Carol Quencer **second**
All in favor **yes**

August Minutes were approved

Judi made the motion to accept the minutes

Karen Donahue **motion**
Jose Bernier **second**
All in favor **yes**

Judi entertained a motion for the Kolb 5:1 relief sub division law.

Karen Donahue made a motion to provide relief for 5:1 Tax Parcel#: 60.14-1-1-4.8 for Jared Heath property. Carol Quencer second the motion.

Roll Call:

Carol Quencer	yes	Karen Donahue	yes
Jose Berner	yes	Judi Bates	yes

Mr. Wademan's variance was change to 11' variance 4' from property line. When you receive your paper, it will say it will only apply to this building only.

Judi entertained a motion for the Wademan for 11' variance for shed.
Carol Quencer made a motion for a 11' variance for Tax parcel: # 60.17-1-15, Jose Bernier second

Roll Call:

Carol Quencer	yes	Karen Donahue	yes
Jose Berner	yes	Judi Bates	yes

Judi reminded the board that we do have an application for October and the meeting will be held at the Chaumont Volunteer Fire Department.

2 Applications were Approved
September 17, 2025

Judi Bates will mail out letter of approval

Judi Bates
Chairperson, Zoning Board of Appeals
Submitted minutes by Lynda L Jackson ZBA Secretary 10/14/2025

Note: the application was located for Mr. and Mrs. Thomas and a special meeting was held on September 25, 2025.