

**Town of Lyme
Zoning Board of Appeals
Chaumont, NY 13622
MINUTES
September 25, 2025
6:30 pm**

ZONING BOARD OF APPEAL MEMBERS:

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

Others Present:

Mr. & Mrs. Robert Thomas
Suzi Locy

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

Applicant: Robert Thomas

26930 Fire Road 7,
Three Mile Bay, NY 13693
Tax Parcel#: 60.14-1-7.1
RE: 4' side yard variance to construct an accessory building to house camper

Judi Bates explained that this is a variance to allow a 4' side yard variance to construct an accessory building.

Judi, explained that she is chairperson and would be running the meeting, however, she works with Doug Warneck at the Library, who is one of the applicant's neighbors, so she would be recusing herself from voting.

Judi asked what the building was going to be used for, Mrs. Thomas explained the following: the building is to store the camper during the winter and give protection from sun and rain during the summer.

Mrs. Thomas also stated that they are taking into consideration Mr. Warneck, they do not want the side that faces his property to be an eye sore. They will make sure that side facing his property will be sided and finished. They want it to look good from his side.

Robert Locy asked if there was a reason for the size of the building, Mr. Thomas explained, it would give them more room to walk or sit around the camper with the

slides out inside the building, this would give them more access around the camper when they eventually build 4 sides all around the building.

When they enclose the building there will be garage doors and during the summer months screen doors.

Karen Donahue, mentioned that on the SEQR said there would be sewer and water on the premise. Mr. Thomas acknowledged they have a septic system and a pump station on the property and they would draining and winterizing it during the winter.

Judi stated that this building cannot be used as a bunk house, it can only be used for storage, and that this variance can only be used for this building. Both Mr. and Mrs. Thomas acknowledged that they understood.

Judi Bates Close the Thomas public hearing at: 6:37 pm

Judi Bates opened regular monthly meeting at: 6:37 pm

Judi requested an entertainment of a Type Two SEQR.

Robert Locy	motion
Karen Donahue	second
All in favor	yes

Type II SEQR YES X NO ___

There were no minutes to be approved.

Judi: What the Applicants are requesting is a 4' variance from the side property line to build a 28x60 storage building to store their camper in it to protect from weather. With no other concerns or comments, Judi entertained a motion.

Robert Locy made a motion to approve 4' variance from the side property line to build a 28x60 storage building. Kevin Sheitz, second, all in favor

Judi Entertained motion:

Roll Call:

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

Application Approved
September 25, 2025

Judi Bates will mail out letter of approval

To speed up process, Judi will make Richard Ingerson aware that this was approved.

Judi will email applicant

Judi Bates

Chairperson, Zoning Board of Appeals

Submitted minutes by Lynda L Jackson ZBA Secretary 10/14/2025