

Brian Jones went over the fact that the existing cottage is in bad condition and is 2' from property line on the north side, and would need a fire wall, they have a chance to reconstruct it, and that is what they decided to do.

North side is located on the left side, it needs 2' 6" variance, because it is a nonconforming lot. On the front side, along the water, it needs a 21' 5 1/2" variance, where the seawall angles in. From the rear side, roadside, it needs 15' 3 1/2" variance, from where the property jets out at its closet point.

The board discussed that the property was not marked out when they went to check it. Brian Jones said he has never been told that he has to mark it.

The height of the building is 28' 8", conforms to the law.

Judi asked the board if anyone had any comments or questions.

Bob Locy went over the north side and the front side variances.

Judi Bates called for a motion for a Type Two SEQR for **Linda Keldsen**.

Type II SEQR YES X NO

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

Closing of Keldsen Public Hearing: 6:47 pm

Open Regular Monthly Meeting: 6:47 pm

MINUTES: October 15, 2025 Approved X Not Approved

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

Judi Bates moved on with the regular meeting.

Judi asked the board members if they had any other questions or comments for Brian Jones.

Carol Quencer questioned the application being in Linda Keldsen's name, however, when she looked it up she found the property is actually listed under Peter Ellis. Carol and Karen Donahue questioned the legality of the application being in Linda Keldsen's name, if the application should be changed.

Brian Jones said he can contact Linda Keldsen.

Judi Bates called Linda Keldsen during the meeting, she asked her if she is co-owner of the property, Linda told Judi that Peter is her brother. Linda also informed Judi that their uncle had recently passed away and the property has been placed into a Keldsen Family trust as of this past summer.

The property names have not been updated yet. Brian will look into this and get the paperwork that they signed with their lawyer sent in.

The question that came up, was how does the board move forward with the names not correct on the application, and the Real Property has not been updated.

Judi stated that she had no problem passing this variance, after talking to Linda Keldsen and the property has been turned into a family trust.

Carol felt that they need proof that she is the owner. Both Carol and Bob felt that this is a legal question. Carol said there should be paperwork that is provided to prove ownership.

Judi said they can make it a condition, they can pass the variance with a condition.

Brian will contact Linda Keldsen, and forward the paperwork that has been requested to Richard Ingerson.

Judi asked if the board was ready to make a motion.

Karen Donahue made a motion to approve for Tax Parcel # 61.11-1-75 for the North side, 2' 6" variance, East front side, 21' 5 1/2" variance, and West rear, 15' 3 1/2" variance, for a new home to be built, Jose Bernier second.

*****WITH THE CONDITION: the variances are approved with the condition that supporting paperwork is provided proving ownership of property. This paperwork needs to be sent into the Town of Lyme, Zoning Officer Richard Ingerson.**

Roll Call:

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| Jose Bernier | yes | Karen Donahue | yes |
| Bob Locy | yes | Judi Bates | yes |
| Keven Sheitz | excused | Carol Quencer | yes (with the condition) |

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

Judi will mail out approval letter to Brian Jones.

Old Business:

Judi went onto Old business: **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 Mr. Godfrey if he was able to get his measurements for the high water. He measured from the road, the pins are between the middle of the road and the water, and he now needs variance for the following:

8' variance for pavilion, far left 9' variance for a 10x20 shed and far right 8' variance for an 18x20 shed. Edward Godfrey is also requesting variances on each side of the property line.

Bob Locy asked him how he came up with the measurements for the high water, Edward Godfrey said that Kevin was told to measure from the plant growth at the water and measure from there and came up with 30' at the middle of the old road.

Judi asked if the board if they had any questions or concerns, if they didn't if they were ready to make a motion. Judi also asked if they wanted to do the motion as one including the side variances or separately, the board agreed to do one motion.

Carol Quencer made a motion to approve Tax Parcel # 79.14-1-1.4 West side shed 8' front variance and a 10' side variance, East side shed 9' front variance and a 10' side variance, front yard 8' Pavilion variance, Jose Bernier second

Judi Bates Close the Edward Godfrey hearing.

Roll Call:

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| Jose Bernier | yes | Karen Donahue | (cannot vote) |
| Bob Locy | yes | Judi Bates | yes |
| Carol Quencer | yes | Kevin Sheitz | excused |

2 Applications were approved

November 19, 2025

Judi Bates will mail out letters of approval,

Note: the variances issued are only good for the actual structure / structures being built

Judi Bates

Chairperson, Zoning Board of Appeals

Submitted minutes by Lynda L Jackson ZBA Secretary 12/11/2025

Note: SEE ATTACHED

“Notice of Sale Or Transfer of Ownership of Your Residential Property”

For Linda Keldsen

Keldsen Family Living Trust