

**Town of Lyme
Zoning Board of Appeals
Chaumont, NY 13622
MINUTES
April 8, 2026
6:30 pm**

ZONING BOARD OF APPEAL MEMBERS:

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

Others Present:

Attending Chairperson, Carol Quencer, opened the public hearing at **6:33 pm**.

Applicant: Steven Hall, Inc as Agent for Robert and John Cavanaugh

27124 Fire Road 4,

Three Mile Bay, NY 13693

Tax Parcel#: 60.14-1-6.35

RE: 16'4"rear yard variance to construct year round residence.

Carol Quencer explained that this is a variance to allow a 16' 4" rear yard variance to construct a year round residence, see map.

The board looked at Richard's notes and found that it is a non-conforming lot.

Carol Quencer Close the public hearing at: 6:38 pm

Carol Quencer opened regular monthly meeting at: 6:38 pm

Carol Quencer requested an entertainment of a Type Two SEQR.

Robert Locy	motion
Karen Donahue	second
All in favor	yes

Type II SEQR YES X NO ____

Discussion was made regarding the size of the lot and it being a non-conforming lot. The front yard has existing decks that will stay. They are tearing down the old structure. They will be building a sewer system and running a shore well.

This is a single residence. They really do not have any other options, and changing the angle of the building would not help them.

Need to make up the difference in the rear and the front.

Rear needs to make up 30', will need a 16' 4" rear variance and a 6' front variance.

Due to the non-conforming lot, side set backs are not necessary, they need 15' and the side set backs are already at 7.5 and 7.8 now, they are within codes.

There were no minutes to be approved.

Carol Entertained motion:

Carol: With no other concerns or comments, can we entertained a motion.

None made.

Jose Bernier made a motion to approve 16' 4" rear yard variance, 6" front variance, Due to the non-conforming lot, side set backs are not necessary, they need 15' and the side set backs are already at 7.5 and 7.8 now, they are within codes, Robert Locy second the motion.

All in favor YES X NO ____

Roll Call:

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

Application Approved

April 8, 2026

Carol Bates will mail out letter of approval
To speed up process, Carol will make Richard Ingerson aware that this was approved.
Carol will email applicant

Carol Quencer

Chairperson, Zoning Board of Appeals

Submitted minutes by Lynda L Jackson ZBA Secretary 5/08/2026

Note: this variance only applies to this property in this specific application. Any other lot that do not follow the TOL zoning would need a separate variance.