Zoning Board of Appeals
Regular Meeting
June 26, 2025

Chairman Gary Daum called the Regular Meeting to order at 7:00 pm, at the Yates Town Hall, 8 South Main Street, Lyndonville, New York 14098.

Those Present: Gary Daum, ZBA Chairman
Don Melfi, ZBA Member
Jim Taylor, ZBA Member
Pat O'Brien, ZBA Member
Mike Boring, ZBA Member
Dawn Metty, Deputy Clerk
Dana Goetze
Dennis Goetze
Bob & Bonnie Mack
Larry Wolfe

Those Absent: Mike Boring, ZBA Member

MINUTES:

Chairman Gary Daum entertained a motion to accept the minutes from the June 3, 2025 Zoning Board meeting.

RESOLUTION NO. 04-6/25

RESOLUTION TO ACCEPT THE MINUTES FROM THE JUNE 3, 2025 ZONING BOARD MEETING AS PRESENTED TO EACH BOARD MEMBER.

RESOLVED, to accept the minutes from the June 3, 2025 Zoning Board meeting as presented to each Board Member.

Offered by: Don Melfi
Seconded by: Pat O'Brien

Votes: 4 Ayes (Melfi, O'Brien, Taylor, Daum); 0 Nays (1 absent Boring)

Chairman Gary Daum explained that the board was going to meet at the lake to see the property together but cancelled because it would be considered a meeting and the public must be notified. He reread the letter from Code Enforcement Officer, Dave Reese and reviewed discussion from the last public hearing on June 3rd.

Chairman Gary Daum asked Dana Goetze if they would consider moving the building back further and to the side a little

Dana Goetze – We did talk about moving a few feet to the south but a few feet east, we can't do.

Chairman Gary Daum asked the neighbor, Bob Mack, if that would be better.

Bob Mack replied No.

There was discussion on how there could be an issue because of how close the building is to the neighbor's property that the builders would have no choice but to go on the neighbor's property when building.

Pat O'Brien asked Bob Mack how far from the property line is his house on the west side and how far from the back line.

Bob Mack replied 10 ft. or less on the west and 5 ft. or less from the back.

There was discussion about possibly moving the playground, propane tank and A/C unit.

Dana Goetze – Moving the building a few feet over, we can do.

Gary Daum – By moving, it would improve the distance from the property lines. These are just suggestions.

There were no other questions. Chairman Gary Daum thanked everyone for coming.

There was more discussion on the variance until a decision was made.

Pat O'Brien entertained a motion to approve the variance with an 11 ft. side setback making it 4 ft. from the property line.

RESOLUTION NO. 05-6/25

RESOLUTION TO APPROVE THE VARIANCE WITH AN 11 FT. SIDE SETBACK MAKING IT 4 FT. FROM THE PROPERTY LINE AS PRESENTED TO EACH BOARD MEMBER.

RESOLVED, to approve the variance with an 11ft. side setback making it 4 ft. from the property line as presented to each board member.

Seconded by: Jim Taylor

Votes: 4 Ayes (O'Brien, Taylor, Melfi, Daum); 0 Nays (1 absent Boring)

Chairman Gary Daum and Don Melfi spoke about the training they went to.

NO FURTHER BUSINESS WAS DISCUSSED

Chairman Gary Daum entertained a motion to adjourn the meeting.

Offered by: Pat O'Brien
Seconded by: Jim Taylor

Votes: 4 Ayes (O'Brien, Taylor, Melfi, Daum); 0 Nays (1 absent Boring)