



December 26, 2023

December ZBA Minutes

The regular meeting of the Town of Chautauqua Zoning Board of Appeals was called to order at 3:30 pm, on Tuesday, December 19th by Zoning Board Chairman, Troy Smith.

Board Members Present:

Troy Smith, Roberta Tenpas, Charles Krause, L. James Lewellyn, William (Bill) Titus

Board Members Absent: Stanley Marshaus

Others Present: Nicole Yacklon (Code Clerk), Ken Shearer (Code Officer), Ann Lynn, Shawn McLaughlin, Mike Angelo, Gina Angelo, Karen Engstrom.

Agenda:

Case No. 1:

To act on the appeal of Michael and Gina Angelo for new construction of a single-family home. The property is located at 7075 Lake Avenue, Mayville and is designated on the official Chautauqua County Tax map as Section 293.10, Block 1, Lot 19 which is in a Residential Lakeside district requiring a variance for lot size, lot width and rear yard setback.

Public Comments: None

Board Comments: L. James Lewellyn recommended that a silt fence be erected during the construction phase to prevent run off.

Chairman Smith read all five-determining factors for a variance, a motion was made by Chairman Smith to approve the variance and a second on the motion was made by L. James Lewellyn.

Vote: Chairman, Troy Smith – aye
Member, Charlie Krause – aye
Member, Roberta Tenpas – aye
Member, L. James Lewellyn – aye
Alternate for Stanley Marshaus, William (Bill Titus) - aye.

Approval was made for the variance needed for the Lot size, Lot Width and Rear yard setback under applicable zoning codes, 143-17A & 143-17D.

Motion carried.

Karen Engstrom, expressed concern regarding the solar projects from previous zoning meetings and requested that the board review a document that she handed out titled” Concerns for local solar project proposals and Battery Energy Storage Systems BESS proposals.”

With nothing further, the meeting was adjourned.

Respectfully submitted by,

Nicole Yacklon

Code Clerk / Deputy Clerk

