



November 21st, 2023

Opening:

The regular meeting of the Town of Chautauqua Zoning Board of Appeals was called to order at 3:30 pm, on Tuesday, November 21st by Zoning Board Chairman, Troy Smith.

Board Members Present:

Troy Smith, Roberta Tenpas, Charles Krause, L. James Lewellyn.

Board Members Absent: Stanley Marshaus

Others Present: Frank Watson (Code Officer), Nicole Yacklon (Code Clerk), Ken Shearer (Code Officer), Emmett Tenpas (Mayshark Builders), Stephen Nowak (Meridian Estates).

Agenda:

Case No. 1:

To act on the appeal of Meridian Estates (Stephen Nowak) for a new 8 x 10 storage shed. The property is located at 5964 Mill Road extension and is designated on the official Chautauqua County Tax map as Section 246.13 Block 4, Lot 38 which is in a Residential Lakeside district requiring a variance for lot size and width, front and left side yard setbacks. A request for construction of a 11 x 16 deck was also part of this case for variance. The proposed deck with roof structure requires a variance for lot size and width, and rear yard setbacks.

Public Comments: None

Board Comments:

Chairman Smith read all five-determining factors for a variance, a motion was made by Chairman Smith to approve the variance's and a second on the motion was made by Roberta Tenpas.

Vote: Chairman, Troy Smith – aye
Member, Charlie Krause – aye
Member, Roberta Tenpas – aye
Member, L. James Lewellyn - aye

Approval was made for the variance needed for the height of 2” over the allowed height from Section 143-58.1 of the Zoning Code.

Motion carried.

Case No. 2:

The appeal of Joe and Angie Dubois for updates to several buildings located at 5879 North Drive in the Town of Chautauqua was postponed for variance until a later date.

Case No. 3:

To act on the appeal of Raymond Redline (Mayshark Builders) for the addition of a second story bedroom, bathroom, bonus room over an existing single-family home. The property is located at 4397 Canterbury Drive and is designated on the official Chautauqua County Tax map as Section 297.11 Block 2, Lot 16 which is in a Residential district which requires a variance for a rear yard setback.

Public Comments: None

Board Comments: None

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

Vote: Chairman, Troy Smith – aye
Member, Charlie Krause – aye
Member, Roberta Tenpas – aye
Member, L. James Lewellyn - aye

Approval was made for the variance needed for the construction of an addition over an existing single-family home for the 4.5 “needed for the rear yard setback.

Motion carried.

With no further comment or cases the meeting was adjourned.

Respectfully,

Nicole Yacklon

Code Clerk / Deputy Clerk

