
Town of Barrington - Zoning Board of Appeals Meeting held on October 9, 2025

Members Present were Chairperson, Steven Brigham, Paul Danielson, Jeffrey Townley, Tony Miller, & Alternate member Steven Wheeler along with Thomas Grady, Code Enforcement Officer

Laurence Schofield was absent

Present were Dave Shafer of 921 East Lake Road, Wayne & Judy Mercer of 918 East Lake Road, Dundee Kenny Pitling of 839 East Lake Road, Rick Goodman of 833 East Lake Road, Rick & Linda Carr of 834 East Lake Road all of Penn Yan, NY 14527. Also present were Wendy Meagher from the Engineering Company out of Rochester, NY & Dwight James the Contractor of Bellona, NY

Steve Brigham called the meeting to order at 6:00 pm. The resolution for the set-back law was amended from November 14, 2024. It was unanimously approved as read at 6:02 pm.

New Business

Area Variance PZ25-0007 for the Mercer Family Trust located at 918 East Lake Road in Dundee, NY has submitted an application to build a 14 ft by 22 ft single-bay garage with associated landscaping. The plan is for 1 ft soffits on the north side & 1 ft overhang on the front of the building.

Wayne Mercer is asking for a 5 ft variance at the rear setback (25' required is actually 20') and 10% more for lot coverage (up to 25% is allowed & it would actually be 35% when finished).

Dave Shafer located at 921 East Lake Road inquired about the building of the new structure. It was stated that no living space be constructed over the garage building for the height variance.

Steve Wheeler said the footers & gutters drain toward the lake & the garage will be set back at least 20 feet from the road (or more if they can do better). There is to be no parking on the road with the building of the new garage structure.

A motion was made by Tony Miller to approve all 3 of the variances and seconded by Jeff Townley. The proposed project was unanimously approved at 6:15 pm.

Area Variance PZ25-0008 for Richard & Sandra Goodman of 833 East Lake Road in Penn Yan, NY have submitted an application to tear down an existing single-family home & construct a new 30 ft by 32 ft house. They are asking for a 2.6% increase of lot coverage with the new decks & porches (up to 25% is allowed & it would actually be 27.6% when finished).

The plans reflect a meeting vantage point to extend the deck by removing 2 large trees. Other improvements are a new septic & pump systems with a gravity leach field. The proposed two- bedroom house will have a 1,000 gallon, dual chamber tank.

The lot coverage variance includes the roof overhangs. Paul Danielson talked about other impervious surfaces such as walk ways, stairs, & a gravel driveway. A discussion regarding the slope of access & the Presbee system that can be used along the lake (for parking ?). Vents at the beginning & ends of the system are being reviewed by Colby Petersen at Yates County Soil & Water at this time. Colby will need to sign off on the system.

Steve Wheeler made a motion to accept the 2.6% over the lot coverage variance & Jeff Townley second with Tony Miller recusing himself. The proposed project was unanimously approved at 6:28 pm.

The next meeting is scheduled for Thursday, November 13, 2025.

Steve Brigham adjourned the meeting at 6:28 pm.

Respectfully submitted, Helene Ribble, Secretary