

TOWN OF NEWFANE ZONING BOARD OF APPEALS

2737 MAIN STREET NEWFANE, NY 14108

August 18, 2026

MEMBERS PRESENT: Chairman Troy Barnes, Jeremy Irwin, Tyler Haley, Marcy Ferington, Geoff Harding and two residents.

MEMBER ABSENT: Charles Maynard

The meeting was called to order at 7:00 p.m.

Troy introduced the board including David Schmidt, Corey Weber, Robin Bower.

Troy stated for the record all residents within 300' of said property were contacted.

Troy read aloud the variance.

Gordon M. Czelusta, has applied for an Area Variance under the Newfane zoning provisions, upon premises known as 5576 West Bluff, Olcott, New York, and identified as SBL No. 14.06-1-28, to establish the above premises as a buildable lot, which premises are located in an R-1 District, and consists of a lot having a width of 87.29 feet, which is in violation of the Town's zoning provisions, which require a lot width minimum of 100 feet in an R-1 District.

The Applicant did not attend the meeting.

Troy asked if the public had any questions.

Mrs. Smith had a concern with the water drainage on the property if someone were to build a home. Jeremy reassured her that the contractor building the home has rules and regulations they must follow.

Mr. Pease asked what the owner was doing with the property. Marcy commented that there was a for sale sign on the property.

Jeremy stated that being the owner of the property, you should know what can or cannot be done with the property, especially if you are going to sell it.

Jeremy made a motion to table the variance. Marcy second the motion. All were in favor and no one was opposed. Charles Maynard was absent.

Bill made a motion that all variances have to have the applicant present at the meeting or a representative. Marcy second the motion.

All were in favor and no one opposed. Charles Maynard was absent.

Jeremy made a motion to adjourn the meeting Bill second the motion. All were in favor and no one was opposed. Charles Maynard was absent.

Meeting adjourned @ 7:15 pm

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Robin R. Bower", written over a horizontal line.

Robin R. Bower
Zoning Board Secretary