

**NOTICE OF PUBLIC HEARING  
TOWN OF NEWFANE  
ZONING BOARD**

**PLEASE TAKE NOTICE** that the Zoning Board of the Town of Newfane will meet on March 17, 2026, at 7:00 p.m., at the Town Hall, 2737 Main Street, Newfane, New York, to hear and consider the following application:

Laura Marsh, 6182 Toledo Pl, Haymarket, VA 20169, has applied for Area and Use Variances under the Newfane Zoning provisions, upon premises known as 5780 Main Street, Olcott, New York, Tax Map No. 14.07-1-35, located in the Marine Business (MB) District. The applicant seeks to demolish an existing vacant building and construct 4 rental units and 1 single family residence on the property. The applicant seeks a use variance from §270-6.2(A)(1) of the Town Code, which limits residential use in the Marine Business (MB) District to dwelling units located over a first-floor non-residential use and does not permit a multi-family dwelling as a principal use. Also, the applicant seeks area variances to address applicable dimensional requirements of the Marine Business District.

All parties of interest and citizens will be heard at the public hearing to be held as aforesaid.

**BY ORDER OF THE ZONING BOARD, TOWN OF NEWFANE**