

TOWN OF NEWFANE ZONING BOARD OF APPEALS

2737 MAIN STREET NEWFANE, NY 14108

May 19, 2026

MEMBERS PRESENT: Chairman Troy Barnes, Jeremy Irwin, Charles Maynard, Marcy Ferington, Geoff Harding, Tyler Finley

MEMBERS ABSENT: Bill Koller

OTHERS PRESENT: David Schmidt, Cory Weber Attorney for the Town, Robin Bower, Timothy Creig and Larry Dormer

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

Please take notice that the zoning board of the town meeting will meet on May 19th, 2026 at 7 P.m. at Town Hall, 2737 Main Street, Newfane, New York, to hear and consider the following application. Michael Anderson, abstract architecture PC on behalf of property owner Timothy Creig has applied for an area variance under the Newfane zoning provisions on premises known as 1531 Jackson Street, tax map number 5.81-1-48, which is located in a Marina\Business district to construct additions to an existing single-family dwelling. Each addition will result in a rear yard setback of approximately 13.6 feet, where a minimum rear yard setback 25 feet is required in the business district under section 270-6.3 of the Newfane Town Code. All parties of interest and citizens will be heard at the public hearing to be held as for said.

Troy introduced the board Charles Maynard, Marcy Ferrington, Troy Barnes, Tyler Finley, Jeremy Irwin, and Geoff Harding. Also, here we have our Town Attorney, Cory Weber, our building inspector, Dave Schmidt, and our secretary, Robin Bower.

Timothy Creig introduced himself and explained his project. He and his girlfriend recently purchased a house in Olcott on Jackson Street. It's a small house. They want to add on to it. The additions are going to be 12' x 18' and the other one is 10' x 12'. Troy asked if the board had any questions.

Troy asked Tim how did you come up with your plan? Tim was explaining that they wanted to have a yard but with the space to work with and everything else, this is the plan they came up with.

Chuck asked Tim if he was just adding to both sides of the existing home, or the center also? Tim explained the centerpiece is the existing home.

Marcy asked Tim if he could give us a little description of the neighborhood? Tim said that most of the houses around him are, similar size and not much of a back yard. The homes are close together and they are similar. The house will be updated as well as some of the others in the neighborhood.

Troy asked if Tim's request goes along with the character of the neighborhood?

Tyler stated that some people have gone up in renovating and some have gone out. Tim is worried about the structure going up to a second floor.

Tyler asked how old the structure is. Tim said it was the 1930's.

Chuck mentioned that Tim's lot seems a little wider than the typical lot in the area.

Tim said yes, our one yard we have a decent size yard for down there. The other side is the driveway.

Troy asked for any comment or questions from the public.

Larry Dormer said that he see's nothing wrong with it. Any improvement at all is good in that area of Olcott.

Troy asked if the addition to the north, does it kind of line up with your neighboring home?

Tim said that at least half of it would.

Tyler asked parking would be in the same spot, right?

Time said yes. They had a fence there prior, however there was not enough room so they pushed the fence back so they could have more parking.

Jeremey asked if Tim could fit two cars comfortably.

Tim said yes, he could.

Tyler asked if one of the additions is where there is a shed currently.

Tim said yes.

So, it's not really, we're just upgrading.

Tim said that we plan on doing stuff inside to the main part there, but the addition part will be the two rooms.

Marcy asked that is the side yard going to be 12' x 7'?

Tim explained on both sides, actually. It'll be 12' x 7' the north and south side.

Marcy commented that it would only be 5'-3" from the side to the addition.

Chuck said in a Marine District code is 0 setbacks on the sides.

Marcy understood and all the board needed to do is worry about the back of the property.

David reminded the board that there was a page included in their paperwork regarding area variance in a Marine District.

Troy asked for any other questions?

Jeremy made a motion to poll the board. Marcy second that motion. All in favor. Aye
No one opposed. Bill Koller was absent, motion carried.

Chuck will approve the variance request. I think this conforms with the neighborhood, our guest mentioned that any improvements in Olcott are much appreciated and needed at this point. I don't see any impact. I was mostly concerned about behind you, but expensive homes not moving any closer and you have answered all the questions.

Marcy will also approve the variance. The houses are very close together down there. Considering that you are staying with the existing line of the house, I don't see any issues.

Tyler will also grant the variance also, just based on the makeup of that neighborhood, and it is going to be similar to what a lot of other people have done already.

Tyler will also grant the variance based on all of the similar information that was already stated by other board members

Goeff will also grant the variance based on the information said from the board members..

Troy will grant the variance based on everything else my board members said, and will not exceed your existing non-conformity, your variance is granted.

Variance granted.

Bill Koller was absent.

Tyler made a motion to adjourn the meeting. Chuck second the motion all were in favor? No one was opposed.

Motion carried.

Meeting adjourned at 7:15 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Robin R. Bower". The signature is fluid and cursive, with the first name "Robin" being more prominent than the last name "Bower".

Robin R. Bower