

TOWN OF NEWFANE ZONING BOARD OF APPEALS
2737 MAIN STREET NEWFANE, NY 14108
August 19, 2025

MEMBERS PRESENT: Chairman Troy Barnes, Jeremy Irwin, Charles Maynard, Bill Koller, Geoff Harding

MEMBERS ABSENT: Tyler Finley, Marcy Ferington

OTHERS PRESENT: David Schmidt, James Sansone, Robin Bower, Mrs. Etheridge, Larry Dormer, Mr. Schermerhorn and family

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

Troy introduced the board including David Schmidt, James Sansone and Robin Bower.

Troy spoke on record of the attached list of home owners within the 300' radius of said property that were contacted for this meeting.

MARK SCHERMERHORN AND ANN SCHERMERHORN, residing at 3690 Lockport-Olcott Road Lockport, NY (Town for Newfane), have applied for an Area Variance under the Newfane Zoning Ordinance, upon premises known as 3690 Lockport-Olcott Road Lockport, NY (Town for Newfane), which is located in a Single Family residential (R-1) Zone, according to the Newfane Zoning Ordinance, to split said premises into two (2) lots having a frontage of 71.5 feet each, in violation of the Newfane Zoning Ordinance, which requires a 100 foot minimum width frontage in a Residential (R-1) District.

Mr. Schermerhorn explained that his daughter and husband have been looking for property in the town of Newfane and have been unsuccessful. The Schermerhorn's would like to split their property for their daughter and husband. They plan on building a 1400 square foot ranch style home.

Troy asked for questions from the board.

Charles asked if the utilities going to be separate? Mr. Schermerhorn explained where his utilities are on the property and that the new lot would have separate utilities.

Troy asked if the new home would sit more behind the neighbor. Mr. Schermerhorn replied that yes it may, but it can be adjusted.

Jeremy asked if the driveway would fall inside of the 200 x 200' area? Mr. Schermerhorn replied no.

Troy opened the floor to the public for questions. David Schmidt stated that he did get a phone number from a neighbor of the Schermerhorn's, David Walker. He was not able to make the meeting but after explanation of situation he was fine with the Schermerhorn's plan.

John Sansone asked if there were other homes in the area with smaller frontages. Mr. Schermerhorn agreed there was. They are to be 100', however there are a few homes in the immediate area within the 100' frontage regulation.

Bill asked how deep does the property go. Mr. Schermerhorn replied approximately 350' deep. Charles asked if his property went to the railroad tracks behind his home? Mr. Schermerhorn replied yes.

Troy asked for any other input from the public.

Bill made a motion to poll the board. Charles second the motion.

All were in favor and no one was opposed.

Bill grants the variance because it does not affect the character of the neighborhood and doesn't affect the neighbors in a negative way.

Chuck grants the variance. It is consistent with the current neighborhood, and has no adverse effect to them.

Tyler will grant the variance based on his agreement with what has already been said from the board members.

Geoff will grant the variance as well.

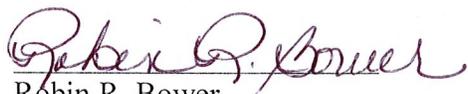
Troy grants the variance.

Variance Granted.

Troy asked for motion to end the meeting. Geoff made a second motion.

Meeting Adjourned at 7:13pm

Respectfully submitted,



Robin R. Bower

Zoning Board Secretary