

TOWN OF NEWFANE ZONING BOARD OF APPEALS
2737 MAIN STREET NEWFANE, NY 14108
July 15, 2025

MEMBERS PRESENT: Jeremy Irwin, Charles Maynard, Marcy Ferington, Acting Chairman Tyler Finley, Bill Koller, Geoff Harding

MEMBERS ABSENT: Troy Barnes,

OTHERS PRESENT: David Schmidt, James Sansone, Robin Bower, Bill Davis

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

Motion was made to appoint Tyler Finley as Acting Chairman for the meeting in the absence of Chairman Troy Barnes. Motion made by Marcy and second by Jeremy. All were in favor. No one opposed.

Tyler read aloud the variance and let the record reflect that those residents within 300' radius of said property was contacted via mail regarding this meeting.

WILLIAM DAVIS, residing at 5975 Washington Street Olcott, NY 14126 , has applied for an area variance under the Newfane Zoning Ordinance, upon premises known as 5975 Washington Street Olcott, NY 14126, located in a R-2 District, to remove the existing garage and construct a new garage, which will be reattached to the existing house on premises, via a breezeway, which will be located on the west side line and the north rear line of the premises, all in violation of the current set back restrictions set forth in said ordinance for properties located in a R-2 District, which require a minimum set back of 5 feet of side and rear lines from the side and rear lines of properties located within that District.

Bill Davis stated he wanted to demolish his dilapidated 12x22' garage and build a new 24x32' two car garage with a breezeway to the house. He stated it will be two stories. There will not be any living quarters up there. It will just be for storage. He will have an Architect furnish the details if the variance is granted.

Chuck asked Bill D. how long has he owned the property. Bill replied he has owned the property since 2018.

Jeremy asked how wide will the breezeway be? Bill replied that it would be 10-12' wide.

Bill K. asked if the garage will be on the property line. Bill D. said no it will not be.

Chuck reminded him that the eaves and gutters cannot hang over the property line. Bill is in agreement that the garage will be conform to the building specifications.

Chuck asked if the garage was two story. Bill D. said yes for storage only.

Marcy asked if Bill D. was building on the same footprint. Bill D. says yes, the North and West wall will be the same.

Chuck asked if the garage would be the same height as the house, Bill said it would be. There will not be a bathroom. The room would be for storage only.

Bill K. asked if there are other houses in the neighborhood with similar situations? Bill D. mentioned there are a few address' on the block with garages on the property line.

Jeremey asked how wide his driveway is. Bill D. said it was 15-18' wide. Jermy also asked how big of a door is Bill putting on. Bill D. answered with a 16' door.

Tyler read a letter from a neighbor, Sandy Sylvester stating that she did not have a problem with the garage being built.

For the record there were no one in the audience.

Bill K. made a motion to poll the board. Marcy second the motion. All were in favor. No one apposed.

Bill K. grants variance based on it does not change the character of the neighborhood or affect the neighborhood.

Chuck grants the variance. His questions were all answered.

Marcy grants variance

Jeremey grants variance

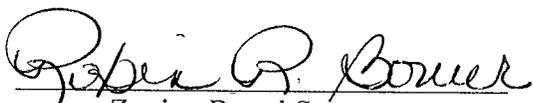
Geoff grants variance.

Tyler grants variance.

Motion carried, variance granted.

Chuck made a motion to adjourn meeting. Bill k. second motion. Meeting adjourned at 7:20pm.

Respectfully Submitted,


Zoning Board Secretary