

TOWN OF NEWSTEAD - ZONING BOARD MINUTES
Newstead Town Hall, 5 Clarence Ctr. Rd, Akron, NY
October 19, 2023

MEMBERS

PRESENT: Adam Burg (AB) Acting Chairperson
John Klodzinski (JK)
Vickie Lombard (VL)
Fred Pask (FP)

Other: Julie Brady, Recording Secretary

ABSENT: Bill Kaufman (WK)
Joshua Kraft (JK) Alternate
Mike Mutter (MM) Alternate
Dave Miller (DM) CEO

UN-APPROVED 10/19/2023

The meeting was called to order at 6:36pm with the pledge to the flag. Julie B. read the legal notice as follows:

Request for an Area Variance of 30.4 feet

To construct a 24' X 8' Covered Porch

Town Code varied: Chapter 450-15 E (1)

Location: 11325 Crego Road, Akron

Owner/Applicant: Brian Schaefer

Adam B. read the criteria for an area variance and opened the public hearing at 6:38pm. Adam B. asked if there was any correspondence. Julie B. answered no.

Brian Schaefer, owner/applicant, 11325 Crego Rd, stated that he is trying to improve his property by adding a covered porch. He has lived there 45 years. The house is 150 years old and sits close to the road like other homes and the old store on the corner of Rapids & Crego Rd.

Nancy Schaefer, owner, 11325 Crego Rd., stated that they are asking for the variance that will only go two feet further towards the road than the existing porch. The covered porch will be 8' x 24'.

Adam B. asked three times if there were any further comments. Hearing none, John K. motioned to close the public hearing. Vickie L. seconded the motion. Hearing All Ayes, No Nays, the public hearing was closed.

Adam B. asked the planning board if they had any questions or comments. Hearing none, the zoning board voted on the variance request as follows:

1. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue other than the area variance.
POLL: AB-N JK-N VL-N FP-N (PASS)
Reason: No because the house is 150 years old and close to the road.
2. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.
POLL: AB-N JK-N VL-N FP-N (PASS)
Reason: No, it will be more attractive to improve the neighborhood.
3. Whether the requested area variance is substantial.
POLL: AB-N JK-Y VL-Y FP-N (split)
Reason: AB/FP – only 2' addition to existing porch
JK/VL – 60.8% is a substantial request.
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
POLL: AB-N JK-N VL-N FP-N (PASS)
Reason: Will not affect drainage, vision. Will improve existing property.

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude granting of the area variance.

POLL: AB-N JK-N VL-Y FP-N (PASS)

Reason: 150-year-old house, sits close to the road, no other way to put a nice porch on the front of the house. VL – Owner wishes to add a covered porch, it is not necessary.

A motion was made to approve the variance request by John K. seconded by Vickie L. The zoning board unanimously approved the variance request.

The minutes from September 21, 2023 were reviewed. John K. motioned to approve the minutes, seconded by Fred P. Hearing All Ayes, No Nays, the minutes were approved unanimously.

Vickie L. motioned to adjourn the meeting, seconded by Fred P. Hearing All Ayes, No Nays the meeting was adjourned at 6:50pm.

Respectfully submitted by,

Julie Brady
Recording Secretary