

TOWN OF NEWSTEAD - ZONING BOARD MINUTES

Newstead Town Hall, 5 Clarence Ctr. Rd, Akron, NY

July 16, 2026

MEMBERS

PRESENT: Bill Kaufman (BK) Chairperson
Adam Burg (AB)
Vickie Lombard (VL)
Joshua Kraft (JK)
OTHER: David Miller, Code Enforcement Officer
Katie Bird, Clerk
ABSENT: Rebecca Baker (RB)

APPROVED

08/20/2026

The meeting was called to order at 6:30pm with the pledge to the flag.
Bill K. reviewed the house rules and asked if there was any written correspondence. Katie B. answered no.

Katie B. read the legal notice as follows:

Request for area variance of 10' from permitted principal building and 8.93' side yard setback for a shed in the R-A District.

Town Code varied: Chapter 450-15 & 450-27

Location: 6074 Cummings Road, Akron NY 14001

Owner/Applicant: Friends of Limerick Inc.

Bill K. opened for public comment.

Wynne Klingel, representative of Friends of Limerick Inc, located at 6074 Cummings Road, Akron NY, explained they are looking to obtain the area variance because renting an off-site storage unit or trailer was not feasible for the operations and transportation of their furnishings. There is limited space to park a trailer on the lot, and the storage shed is being funded through a Capital Grant which alleviates the financial burden and expense other options posed. The shed design chosen was selected to minimize physical impact, and the location of the shed would be positioned behind the schoolhouse to minimize public view and maintain historical preservation while allowing obstruction from busy traffic view at Clarence Center and Cummings Road. The color of the shed will match the existing building and a lifetime warranty required by the Grant will allow consistent maintenance on the shed's structure and condition. Wynne further explained the shed will be used to help store educational supplies, including art supplies, and desks to support their art and cultural programs utilized by Akron School District. They have had an increase in educational programs, and the function of these programs helps preserve the history of the school's original intent and preservation of local history. The current storage of their desks is stored under tables and does not allow safe and clear movement of space for existing programs for students in attendance.

Bill K. asked if there were any other comments. Hearing none, Adam B. motioned to close the public hearing, seconded by Vickie L. Hearing All Ayes, No Nays, the public hearing was closed at 6:40pm.

Vickie L. asked if there would be a full foundation?

Wynne K. explained it would be a full slab foundation.

Dave M. provided insight into the proximity of the shed to the existing building. The area variance requested would be 100% and he urged the board to address alternate locations to the west that could accomplish code complaint setback requirements. He further explained there was a recent addition and questioned why this was not considered with recent addition if there were storage concerns. He asked if any gasoline or equipment would be stored in the shed?

Wynne K. explained that just desks and art supplies. The shed was a more consistent alternative

to a trailer with already limited parking space available. She further explained to be considered for the National Historical Registry they had to maintain the current facility as much as possible without alterations while maintaining current code compliance and storage was not included in the original design. Regarding alternate locations, Wynne explained that the alternate location in question takes away from the appearance from the front of the building. She mentioned the heavy traffic is already an issue visibly seeing around existing trees and placing the shed in that location would cause obstruction. She explained they have limited parking and allow handicap parking and limited additional parking on site. For overflow of parking, they utilize parking across the street at I Squared R Element Co. with their permission.

Dave M. mentioned because of the proximity of location there will be construction modifications required to make it code complaint for fire code setbacks. This includes modifications to the existing structure and accessory structure to ensure neighboring property's safety and to help ensure safety of the existing construction.

Josh K. asked if the applicant has talked to the neighbors about the location and asked if there was space between the shed and the existing structure.

Wynne K. explained she has and structure jut out from the existing structure 4.12' from the property line.

Josh K. asked would the National Historical Registry consider alternate locations?

Wynne K. explained that the National Historical Registry would probably not allow it because it takes away from the school yard, which is used by the kids for activities, but she has not posed this question since she is in the first application stages.

Bill K. asked how tall the building is and additional structural measurements. He also asked if they had to move the structure to an alternate location off site, could they?

Wynne K. provided measurements from the manufacturer (14' X 8' and 23' in height) and explained that because of their Grant implication for the shed they must keep the shed on site for a period of time to receive the Grant in full.

Dave M. mentioned that the Board should also consider proximity of the shed location to the front of the lot and building for moving the equipment.

Wynne K. explained the back/side door has a removable handicap panel that they could utilize to make it easier to move equipment in and out of the building. She explained that the art program runs from September to April and weather conditions and proximity could be a factor in easily moving furnishings.

Bill K., Joshua K. and Vicki L. Confirmed with the applicant the location of the shed in conjunction to side exit and entry way, was the best for transportation of furnishings.

Dave M. mentioned that this property also has a corner lot setback. The setback for a corner lot is 75' from the edge of the pavement. So, they are limited to two places. He additionally asked if the applicant has considered size?

Wynne K. mentioned they had 30 desks that needed storage and they tried to reduce the width for a longer depth.

Bill K. asked what kind of Grant is being received.

Wynne K. mentioned the Grant is from Miska Art Council and it is not from the Historical Preservation League and cannot be used on a trailer or off-site storage facility.

Dave M. asked if any alteration could be made to the existing building for fire protection?

Wynne K. mentioned the fire protection could be altered on the inside and not outside of the building.

Bill K. reflected on the history of the building with the board members.

Bill K. asked the zoning 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-Y BK-N JK-N VL-N (PASS)
Reason: Limited space with 75' corner lot setback and effect on aesthetic.

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 BK-N JK-N VL-N (PASS)
Reason: Good distance between property structures.
3. Whether the requested area variance is substantial.
POLL: AB-Y BK- Y JK-Y VL-Y (FAIL)
Reason: High request (apx.100%).
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 BK-N JK-N VL-N (PASS)
Reason: Structure can be moved.
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 BK-N JK-N VL-N (PASS)
Reason: Historical limitations, focus on maintaining preservation of existing structure and use.

A motion was made to approve the variance request by Adam B. seconded by Joshua K.

The minutes from June 26, 2025, August 21, 2025, and October 16, 2025, were reviewed. Joshua K. motioned to approve the minutes, seconded by Adam B. Hearing All Ayes, No Nays, the minutes were approved unanimously.

Bill K. motioned to adjourn the meeting, seconded by Vickie L. Hearing All Ayes, No Nays the meeting was adjourned at 7:43pm.

Respectfully submitted by,

Katie Bird
Recording Secretary

