

**NOTICE OF PUBLIC HEARING
TOWN OF NEWFANE
ZONING BOARD**

PLEASE TAKE NOTICE, that the Zoning Board of the Town of Newfane will meet August 20, 2024, at 7:00 PM, at the Town Hall, 2737 Main Street, Newfane, New York, to hear and consider the following application:

- 1. JEREMY and CHERYL IRWIN**, 2683 Main Street Newfane, NY, have applied for an area variance under the Town of Newfane Zoning Ordinance, to construct a dwelling upon premises known as 6531 Hatter Road Newfane, NY behind a garage located upon premises, in violation of Section 9-4-2 of the Newfane Zoning Ordinance, which requires that the area of the front yard of a dwelling be open and unobstructed.
- 2. JASON M. SCHULTZ and JAMIE SCHULTZ**, residing at 2989 Lockport-Olcott Road Newfane, NY, have applied for a Use Variance under the Town of Newfane Zoning Ordinance, upon premises known as 3644 Ewings Road Newfane, NY, to change the current use of part of premises from an Agricultural Residential (A/R) use, to a short term parking and camping area for recreational vehicles, which is a prohibited use in an Agricultural Residential (A/R) District, under the Newfane Zoning Ordinance.
- 3. LORAN M. BOMMER AND OLCOTT HARBOR RESORT, INC.**, 543 Locust Street Lockport, NY 14094, have applied for a Use Variance under the Newfane Zoning Ordinance, upon premises known as 5764 West Lake Road Olcott (Town of Newfane), NY, to assemble sixteen (16) portable modular prebuilt pods (similar to storage containers), on premises for use as short term rental living units (cottages), which use is not permitted by Section 260-4 of the Town of Newfane Short Term Rental Ordinance. The premises is located in the Highway Commercial District defined in said Ordinance.
- 4. RICHARD GUNKEL and LAURIE GUNKEL**, 3792 Coomer Road Newfane, NY, have applied for an Area Variance under the Newfane Zoning Ordinance, upon premises known as 3792 Coomer Road in the Town of Newfane, NY, to place a pre-built shed in the front yard of premises in violation of Section 9-4-2 of the Newfane Zoning Ordinance, which requires the area of the front yard to be open and unobstructed.
- 5. RICHARD RIGGI and SUSAN RIGGI**, 3380 Avrill Road Caledonia, NY 14423, have applied for an Area Variance under the Town of Newfane Zoning Ordinance, on property known as 6595 East Lake Road, in the Town of Newfane, NY, to construct an addition onto the front yard of the dwelling located on premises, which will be 27 feet from the south or front line of title, which is in violation of Section 5-3 of the Newfane Zoning Ordinance, which requires a 60 foot set back.

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6. **IAN F. TABERNER**, 5671 West Bluff, Olcott, NY 14126, has applied for an area variance on property known as 5671 West Bluff Olcott, NY, under the Town of Newfane Zoning Ordinance, to construct a dwelling and attached garage on said premises, the garage of which will be 5 feet from the north line of West Bluff Road, which will be in violation of Section 5-3-8 of the Newfane Zoning Ordinance, which requires a 50 foot set back from said road.

All parties of interest and citizens will be heard at the public hearing to be held as aforesaid.

**BY ORDER OF THE ZONING BOARD
TOWN OF NEWFANE, NY**