

Zoning Board of Appeals
February 17, 2026 Minutes

Present: Dustin Geiger, Heather Nagel, Scott Hulburt, Amy McMahon, Charity Donnan

Others Present: Donna Falkner, Jonathan Witmer, Esq., Carl Peter, Steven Chauncey, Josh Wren

6:30 pm Chairman Geiger opened the meeting with the pledge.

Resolution:

Mr. Hulburt moved to approve the January minutes and Mrs. Nagel seconded, all in favor, carried.

Ayes – 5 Nays – 0

Discussion on Josh Wren variance. He needs an area variance to attach a garage to the existing garage (which he will eventually turn into living space) which is 9 feet from the lot line and 10 feet short of the minimum setback (60 ft.), no one had an issue with his application so need to send it to county because it's on state highway and next to agricultural.

Resolution:

Mr. Hulburt moved to send the application to county, Mrs. Donnan seconded, all in favor, carried.

Ayes – 5 Nays – 0

Resolution:

Mrs. Nagel moved to schedule a public hearing for March 17 at 6:30 pm for the Wren variance, Mr. Hulburt seconded, all in favor, carried.

Ayes – 5 Nays -0

Mr. Chauncey

- ▶ did reach out to DOT regarding crosswalk across the street and it will have to go to the state level
- ▶ did get the summary report from Angela Ellis
- ▶ did ad signage for crossing on Rt. 36 side
- ▶ since January they have had 1 bedroom, 2 bedroom and 3 bedroom apartments for rent in York. The one and two rented in a week, the three is still empty

Mr. Geiger just talked to Angela Ellis by phone and she said her new report won't be on bedroom sizes, it will just be a continuation of the 2020 report. She said Catholic Charities mentioned one and three bedroom apartments.

Mrs. Nagel did an internet search on apartment needs. Found higher need for three bedroom apartments and shorter supply. Families can't find affordable homes to buy and look for three bedroom apartments.

Mr. Hulburt thinks what he proposes is worth hearing again. Ms. McMahon's – is only concern about sidewalks and parking?

Mr. Geiger said if there is a substantial change it becomes a new application. Is there a substantial change? Ms. McMahon asked if Ms. Ellis's findings would sway anything. Answer is no. Mr. Geiger said her study focused around housing needs.

Resolution:

Mr. Hulburt moved to rehear the area variance request, Ms. McMahon seconded. Need a unanimous decision.

Ayes – 2 Nays -3

Not approved.

Mr. Geiger said the town has a committee looking at zoning changes (lot sizes for one thing)

Mr. Peter said a one bedroom apartment 500 square feet is a lot different than a three bedroom 500 square feet.

Mr. Peter said the Lynesses will possibly come next month regarding splitting their property, private road to Grandma's and beyond in back with permanent easement.

Resolution:

Mr. Geiger moved to adjourn at 7:15 pm, Mrs. Donnan seconded, all in favor, carried.

Ayes – 5 Nays – 0

Submitted by

Donna K. Falkner, Clerk