

Zoning Board of Appeals

March 17th, 2026

Board members in attendance: Dustin Geiger, Scott Hulburt, Amy McMahon, Heather Nagel

Other in attendance: Jonathan Witmer (Town legal rep.), Carl Peter (Code Enforcement Officer), Josh Wren, Ben Lyness, Hanna, Richard

Meeting called to order by Chaiman Geiger at 6:30 pm

Pledge of Allegiance conducted.

Meeting suspended at 6:31 pm

Public Hearing called to order at 6:31 pm

Public hearing notice read by Mr. Geiger.

TOWN OF YORK

ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Code of the Town of York, including Zoning Ordinance §806, and pursuant to New York State Town Law, including §267-a, that a public hearing shall be held by the Zoning Board of Appeals- of the Town of York at the Town of York Town Hall, located at 2668 Main Street, York, New York at **6:30 pm. on Tuesday, March 17, 2026** for the purpose of considering public opinion and comment about or concerning the following:

A public hearing regarding two area variances for Josh Wren to build a garage in front of his existing garage 9 feet to the property line and 10 feet short of the setback requirement of 60 feet of his residence at 2448 Genesee Street, Piffard, tax map #60.20-1-30 in the Town of York.

A copy of the application materials and other relevant submissions are available for review on the Town's official website at www.yorkny.org. All interested persons are invited to appear and be heard at the aforesaid time and place.

Dated: February 18, 2026

By Order of the Zoning Board of Appeals of the Town of York

Donna K. Falkner

Zoning Board Clerk

Mr. Geiger asked Josh Wren to present the planned project and what they are looking for variances for.

Mr. Wren explained the project.

Mr. Geiger asked if there were any questions from the public or board, with no questions asked. Leaving the public hearing open for further comment.

Resumed regular meeting at 6:37 pm

Motion made by Heather Nagel and seconded by Amy McMahon to approve the February 17th meeting minutes, carried

Ayes – 4 Nays -0

Ben Lyness was asked to present what they are seeking variances for. Ben explained they are seeking variances for separating a non-conforming lot into two parcels with and easement for the shared driveway and for lacking 250' of road frontage.

Board reviewed map and requests.

Motion made to send to County planning board for review by Scott Hulburt and seconded by Heather Nagel, carried.

Ayes – 4 Nays -0

Motion made to set public hearing for Lyness variance request for April 21st, 2026 at 6:30PM by Heather Nagel and seconded by Scott Hulburt. Carried.

Ayes – 4 Nays - 0

Mr. Geiger asked if there was any public comment on the Wren variance request. No comment made.

Motion to close the public hearing at 6:30 pm made by Scott Hulburt and seconded by Heathere Nagel, carried.

Ayes – 4 Nays -0

Motion made to approve the front setback variance request for Wren by Heather Nagel and seconded by Scott Hulburt, carried.

Ayes – 4 Nays - 0

Motion made to approve the side setback variance request for Wren by Scott Hulburt and seconded by Amy McMahon. Carried.

Ayes – 4 Nays -0

Motion made at 6:55 for adjournment made by Scott Hulburt and seconded by Heather Nagel, carried.

Ayes – 4 Nays - 0