

**ZONING BOARD OF APPEALS MEETING  
DECEMBER 18, 2023  
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The Town of Royalton Zoning Board of Appeals meeting was held on Monday, December 18, 2023, at the Royalton Town Hall, 5316 Royalton Center Road, Middleport, New York. The meeting was called to order by Chairman Phil Gow at 7:05 PM.

The following were present:

Chairman: Phil Gow

Board Members: Mike Stefanie, Lisa Budde, Greg Lindke

Absent: Greg Zakrzewski

Other Officials: Mike Hartman, Code Enforcement

Other Attendees: Norman Hollenbaugh, David Miller, Jennifer & Rich Johnson

There are two (2) Public Hearings and one (1) TCUP renewal on the agenda this evening.

Norman Hollenbaugh was present to renew his TCUP for the sharpening service. There have not been any changes. There was no public comment for or against the renewal.

**TEMPORARY CONDITIONAL USE PERMIT-NORMAN HOLLENBAUGH-4812 COTTAGE LN., LOCKPORT, NY 14094**

**On a motion made by Lisa Budde, seconded by Mike Stefanie, the following was**

**ADOPTED    AYES-4    P. Gow, L. Budde, M. Stefanie, G. Lindke  
                 NAYS-0**

**MOTION CARRIED**

**Resolved to authorize the sharpening service for one year at property located at 4812 Cottage Lane.**

**AREA VARIANCE-DAVID AND DEBORAH MILLER-6199 MANN RD., AKRON, NY 14001**

Chairman Phil Gow opened the Public Hearing to consider the application for an Area Variance to create an undersized building lot of 146 feet of frontage instead of the required 150 feet on the premises located at 6199 Mann Rd., Akron, NY 14001.

Mike Hartman explained that the lot is from Mann Road to Griswold Street. The lot that would be split off is on Griswold Street. There is 146 feet on Mann Road and 146 feet on Griswold Street.

Phil Gow asked if the lot would be 146 feet by 146 feet. Mike Hartman explained that it would be 146 feet by almost 1000 feet. David owns almost 16.5 acres of land. Mike Hartman showed the Zoning Board members on the survey that was submitted.

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David Miller was present and explained that he is trying to sell around 5 acres of land. He would like to be able to list it as a building lot.

There is no public comment for or against this.

Lisa Budde asked if there was any correspondence received for or against the proposed project. There was not.

Phil Gow closes the Public Comment section.

The Zoning Board members review the SEQRA form. Phil Gow entertains a motion for a negative declaration. Mike Stefanie makes a motion for a negative declaration, seconded by Greg Lindke. There are no significant adverse environmental impacts. All are in favor. Motion carries.

**AREA VARIANCE-DAVID AND DEBORAH MILLER**

**On a motion made by Greg Lindke, seconded by Lisa Budde, the following was**

<b>ADOPTED</b>	<b>AYES-4</b>	<b>P. Gow, L. Budde, M. Stefanie, G. Lindke</b>	
	<b>NAYS-0</b>		<b>MOTION CARRIED</b>

**Resolved to authorize the creation of an undersized lot with 146 feet road frontage on Griswold Street.**

**TEMPORARY CONDITIONAL USE PERMIT-RICHARD AND JENNIFER JOHNSON-9920 CHESTNUT RIDGE RD., MIDDLEPORT, NY 14105**

Chairman Phil Gow opened the Public Hearing to consider the application for a Temporary Conditional Use Permit to permit the construction and operation of a sheep farm office/spinning wheel dealership and showroom building located approximately 100 feet from Chestnut Ridge Road on the premises located at 9920 Chestnut Ridge Rd., Middleport, NY 14105.

Jennifer and Richard Johnson were present. Jennifer Johnson explained that they have been shepherds for 25 years and full time the last 3 years. They own 3 barns and a pasture. The business is selling fiber from the sheep. They sell livestock to breeders and supply a dealer with spinning wheels. They have outgrown the space at home. People like to try out the spinning wheels before they purchase them. Jennifer Johnson would like to have spinning wheel demonstrations. She would have classes but not have a retail shop with set hours. The building would be for storage and shipping and receiving.

There is no public comment for or against the proposed. project. There was no correspondence received for or against the proposed project.

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Mike Stefanie asked if there would be a bathroom there. The answer is yes.

Mike Hartman stated that he discussed parking and off-road access with Deobrah. This will be done mostly off road. She may make a u-shaped driveway or widen the shoulder of the road if she has to.

Greg Lindke asked if there would be a sign. Lisa Budde asked if she already has a sign on her house. Jennifer Johnson stated that she does have a sign on her house. The new sign would be perpendicular to the house and be double sided. Mike Stefanie stated that the sign cannot exceed 4 square feet for a home business according to the Town Code.

Phil Gow asked if there would be any lighting. Jennifer Johnson stated that she has not thought much about that. She is thinking that she may have a light off the house.

Phil Gow stated that if approved, the permit would start in January 2024 and run to January of 2025. Then it would be up for renewal.

Phil Gow closes the Public Comment section.

The Zoning Board members review the SEQRA form. Phil Gow entertains a motion for a negative declaration. Mike Stefanie makes a motion for a negative declaration, seconded by Lisa Budde. There are no significant adverse environmental impacts. All are in favor. Motion carries.

**TEMPORARY CONDITIONAL USE PERMIT-JENNIFER AND RICHARD JOHNSON**

**On a motion made by Lisa Budde, seconded by Greg Lindke, the following was**

<b>ADOPTED</b>	<b>AYES-4</b>	<b>P. Gow, L. Budde. M. Stefanie, G. Lindke</b>	
	<b>NAYS-0</b>		<b>MOTION CARRIED</b>

**Resolved to authorize the construction and operation of a sheep farm office/spinning wheel dealership and showroom building located at 9920 Chestnut Ridge Rd.**

Chairman Phil Gow opens the regular Zoning Board of Appeals monthly meeting.

Phil Gow entertains a motion to approve last month's meeting minutes. Greg Lindke makes a motion to approve last month's meeting minutes, seconded by Mike Stefanie. All are in favor. Motion carries.

**CORRESPONDENCE: NONE**

**OLD BUSINESS: NONE**

**NEW BUSINESS: NONE**

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Greg Lindke makes a motion to adjourn the meeting, seconded by Lisa Budde. Chairman Phil Gow closes the meeting at 7:40 PM.

Respectfully submitted,  
Jennifer Donner, Zoning Board Clerk