Town of Orleans

Zoning Board of Appeals

Notice of Public Hearing - Meeting Minutes - April 7, 2026

Municipal Building - 20558 Sunrise Avenue, LaFargeville, NY 13656

Board Members Present: Larry Walldroff (Chair), Ben Timerman (Co-Chair) Lou Nuffer, Don Smith, Jeffrey Robinson, Lee Shimel (Enforcement Officer)

See sign-in sheet

Public Hearing #1 called to order 7:05 PM:

An application from Walter G. Perry, 39220 NYS Rt. 180, Tax Map No. 21.00-1-4.1, for an over-sized area variance. The applicant would like to construct a personal storage building that requires a square footage variance. The code allows 2000 sq. ft. in the AR district, the applicant's project is for 2560 sq. ft. AR

This is not a lot of record.

Mr. Perry represented himself. He intends to construct a 40 ft. x 60 ft. building with two man doors and gravel floor, and only use for personal storage. It will be a pole structure with metal sides and steel roof. There are no other structures on this parcel, this will be the principle building. There will be power to the building and it was stated there is a "911" associated with the property. There is no water and no sewer, no outdoor lighting. The structure will be 25 ft. from the the adjoining side yard which is beyond the required 20 ft. There was a variance granted in 2017 for the exact same building located on the other property. There are no issues with runoff, it is a very wooded area with clearing where the structure will be located. It is likely that the building will be seen in the winter, but it will be difficult to see during the summer. The structure will be 377 ft. from the road. Overall, Mr. Perry is trying to maintain a low profile with the structure. He intends to start construction in the fall 2026 and will contract out the build. There is an existing driveway.

No correspondence was received and there was nobody present to address the Board.

The Variance Test was read by Jeffrey Robinson:

This is an AR district; these types of storage buildings are not uncommon; no issues.

The benefit cannot be achieved by other means. The only other means are to restrict the size; this is for personal use and not feasible for the applicant.

The requested variance is not substantial, 500 plus ft, ~25%.

The variance will not have an adverse impact; gravel, natural drainage, no view issues.

Yes, the alleged difficulty is self-created.

Motion to approve the over-sized area variance as requested: Lou Nuffer
Second - Jeffrey Robinson
All in favor? 5/0

The motion is passed and the variance was granted.

The hearing adjourned at 7:21 PM.

Public Hearing #2 called to order 7:24 PM:

An application from Mary Pat & Brad Adams, 19776 Crestview Dr., Tax Map No. 6.18-1-5.32, for an over-sized area variance. The applicants would like to construct a storage building for personal use. The code allows 650 sq. ft. in the RES 1 district, the request is 1200 sq. ft. RES 1

This is not a lot of record.

Radley Beach, contractor, represented Mr. and Mrs. Adams. This is a wooded area, cleared and gravel has been spread. The intent is to construct a pole barn for personal storage - boats, electric golf carts, and car during the winter. It is the only structure on this parcel, and will be stick built on slab to give it a nicer appearance. The overhead door will be 18 ft. x 10 ft. on the gabled end facing CR 100, one rear door, and16 ft. walls. Only power will be run to the structure, no water nor sewer. The structure will not be visible to the neighbors. They intend to start construction within the next couple of weeks, pouring the pad and completing by mid-summer. Mr. Beach has not discussed lighting with the Adams but intends for their to be minimal and possibly a downward facing floodlight from the top.

There was no correspondence and there was nobody present to address the Board.

Enforcement Officer, Lee Shimel, confirmed property line setbacks were good.

There are no issues with drainage because there is a natural swale behind the gravel that drains into the River. The color of the building will blend in.

The Variance Test was read by Jeffrey Robinson:

Mr. Beach stated the parcel is a pretty secluded lot; similar variances have been granted; there is no detriment to surrounding neighbors.

It is not unreasonable for intended use; if we strictly adhere to the Code, it would not be feasible for the applicant.

The requested variance is substantial, 90%; although not for intended use, boat storage buildings have been approved with similar variances before.

The variance will not have an adverse impact, there are no issues drainage, roof runoff as both will naturally flow toward the River; there are no other environmental concerns.

Yes, the alleged difficulty is self-created.

Motion to approve the over-sized area variance as requested: Lou Nuffer
Second - Jeffrey Robinson
All in favor? 5/0

The motion is passed and the variance was granted.

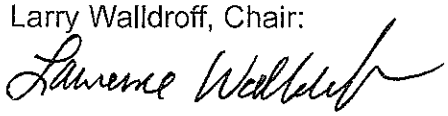
The hearing adjourned at 7:38 PM.

Motion to approve the April 7, 2026 minutes as submitted - Lou Nuffer
Second - Don Smith
All in favor? 5/0

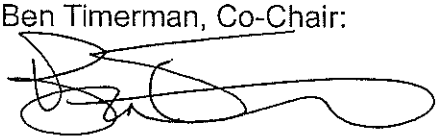
Meeting adjourned - 7:39 PM.

In agreement with these findings, we the Board Members hereby sign this agreement:

Larry Walldroff, Chair:



Ben Timerman, Co-Chair:



Lou Nuffer:

Don Smith:

Jeffrey Robinson: