

# Land Use Regulations Meeting

Date: January 6<sup>th</sup>, 2025

Attendees:

Minutes: 3:03pm – 5:14pm

X Domenica Burns | ZBA

X Chuck Cagle | Code Enforcement Officer

X Greg Sikosek | Planning Board Chairman

Working Project: Appeal for a Variance from Rosalie Smith

Purpose of the meeting was to be sure what regulations had to be followed. This “project” falls under unique variables. The verbiage should be appropriate as it will be part of historical documentation for the proposed lots. The existing Appeal for a Variance was denied by the code enforcement officer, however, once the self-created non-conforming proposed lots are handled, then the code enforcement officer will be able to move forward or approve the new construction.

Note: Application for road frontage. Permits can be issued for approvals. The design plan has been submitted with the survey. It would be wise to rule out any issues with the neighboring septic, leech fields and wells, the engineered design only shows the surrounding pre-existing non-conforming lot’s square footage.

The next needed steps from the landowner of 1920 Town Barn Road in Fremont, NY are: survey (handed in with the application) | lawyer description of the title deed verifying ownership rights (since the division would change the parcel numbers and become new lots) | Attain a permit LUR 4.2.4, (compatible with other properties) | Area Variance (driveway and self-created non-conforming lot) | Must have separate actions for the subdivision and new construction requests.

## Resources:

County of Steuben | Town of Fremont |

Land Use Regulations 4.2.4 | 4.5.1

Land Subdivision Regulations |

Subdivision p8 sub5| (b) into any number of lots for residential purposes with a new road; or in any three (3) year period, when two or more are less than two acres in area.