

ZONING BOARD OF APPEALS MEETING
JUNE 26, 2023
PAGE 1

The Town of Royalton Zoning Board of Appeals meeting was held on Monday, June 26, 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: Greg Lindke, Greg Zakrzewski, Michael Stefanie, Lisa Budde

Other Attendess: Jason & Melinda Richards

There is no Public Hearing on the agenda this evening.

Chairman Phil Gow opens the regular zoning board of appeals monthly meeting.

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

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS: Jason and Melinda Richards are present with a proposal to construct a sustainable housing cluster. They are new residents of the town of Royalton and are currently building a house on Mack Road. They attended a Planning Board meeting in March and presented their plans. The Planning Board members recommended they attend a Zoning Board meeting to get guidance for the proposed project.

Melinda explained that she would like to provide smaller scale housing in a cluster. She feels that a sustainable housing cluster would be affordable. There would be 4-6 single residences that would be sold. They would be energy efficient and use less energy and space than the average home. Renewable energy would be used as much as possible. The homes would be between 480 to 550 square feet. The current code requires 900 square feet. A lot would be sold with the house. There would be a monolithic slab foundation. The houses would have a covered porch and outdoor space. She presented the board members with 3 separate plans.

Jason explained that they want to get into home development. Families are smaller now and people aren't buying huge homes anymore. People are downsizing for affordability. They owned rental properties, so they are familiar with the market and what people are looking for. Housing isn't affordable and 450-500 square feet is a nice space for a single person, young person, or an older couple.

Melinda explained that she would like to do something creative and have a nice space. She is currently looking for 3-5 acres of land. They do understand that there are specific lot sizes in the town code. They

ZONING BOARD OF APPEALS MEETING
JUNE 26, 2023
PAGE 2

would appeal to shrink the lot size requirement and home square footage. This would require the Town Code to be changed.

They are seeking to see if what they are proposing would be allowed in the town and would like to write up a proposal.

Greg Zakrzewski has concerns about the lots not being big enough for the septic rules. Sharing septic systems could be difficult without HOA.

Lisa Budde asked who would be paying for the septic systems. Melinda explained that they would be funding the whole thing. This is new to them, and they would like to invest on a small scale and have only 3-5 homes on the land.

Phil Gow explained that the Town master plan was adopted in 2008 and there was a suggestion for cluster development but there was not enough foresight for the future. The adoption of the zoning code was last updated in 1999. The zoning board would need to know how big the parcel of land would be.

Lisa Budde asked if all the houses would have a kitchen and bathroom and electrical. The answer is yes.

Michael Stefanie asked if they would be selling or renting the homes. They would be selling the homes.

Phil Gow has concerns about how they would keep the number of people down who are living in the homes. Jason feels that code enforcement could help with that.

Greg Zakrzewski feels that they should look for land in the Hamlet of Gasport or the Village of Middleport where there is public sewer.

Melinda explained that she is looking for an area that is a little wooded. It will not be on Mack Road where they are building their home.

Phil Gow explained that he will need to research this a little more as this is new to the Town. He would like to speak to code enforcement and legal counsel. He does believe in the cluster concept, but it does have to work for all the parties involved. This would have to go to Niagara County for a referral and then it would come back to the Zoning Board depending on where it will be located.

Greg Lindke makes a motion to adjourn the meeting, seconded by Greg Zakrzewski. All are in favor. Chairman Phil Gow closes the meeting at 8:00 PM.

Respectfully submitted,
Jennifer Donner, Zoning Board Clerk