

Town of Barrington – Zoning Board of Appeals Meeting held on May 14, 2026

Members Present were Steven Brigham, Chairperson, Paul Danielson, Jeffrey Townley, Tony Miller,

Steve Wheeler & Thomas Grady, Code Enforcement Officer

Alternate Laurence Schofield was absent

Also present were Bob Brasier of 2003 Ellis Road, Drew Curran 211 of Highpoint Drive,

Brad M. - Attorney for Harris Beach, Lee Cook 2100 Gibbs Road

& Mason Brown 4566 Pre-Emption Road

The meeting was called to order by Chairperson Steven Brigham at 6 pm.

New Business

PZ25-0011 Robert Brasier of 2003 Ellis Road in Dundee, NY, submitted an application for an area variance of road frontage for a minor subdivision according to the comprehensive plan & zoning law.

The driveway is approximately 200 feet long where as 96 feet are required for a turn around. He has owned the property for about 20 years & Lee Cook owns the neighboring property. Bob plans to enjoy the splendor of the property that he owns.

Bob would like to divide the property in the future. It was surveyed as 3 lots owned by 1 person. Road frontage is needed for access & the property cannot be sub-divided again in the future. The area is residential & agricultural zoning.

Jeff Townley made a motion to accept the variance for the road frontage as presented & Tony Miller seconded. The motion unanimously passed with 5 approvals at 6:10 pm.

PZ26-0006 for a use variance application in the NYS DOT right-of-way adjacent to 1048 East Lake Road d/b/a Verizon. A detailed packet was presented to the members present.

There was a discussion regarding the Yates County vote. The project will serve this area better because the current service site is on Bluff Point. The Camp Arey site & location will also serve the area up Keuka Lake to the north.

The project will boost the coverage & target area off loading for cell phones only. There will not be a cement box & it will use a secondary line from Spectrum (also known as Charter Communications). The canister will be mounted on a NYS road on a NYSEG pole.

The pole will be replaced with a taller one. Tom Grady read the SEQR out loud. On page 2 of 3 - item 12 b, Jeff Townley questioned the project site sensitivity to archaeological inventory.

Tom completed Part 2 of the Impact Assessment as a group & Steve Brigham signed the Determination of Significance for Part 3.

There was a conversation regarding a conditional approval that was made by Jeff Townley to clarify & seconded by Steve Wheeler conditional upon the Yates County Planning Board. Paul recused himself at 6:55 pm.

Steve Brigham did ask the attorney for Harris Beach if they had any feedback from the land owner adjacent to the pole. He said he did reach out & no negative feedback was given.

PZ26-0003 for the property located at 4566 Pre-Emption Road in Dundee, NY, owned by Mason Brown submitted an application to subdivide a 10-acre parcel. He plans to sell the house on 3 acres & keep the remaining 7 acres for recreation.

There will be a 100 ft easement along the northern property line to access the recreational area. There are no plans to install a driveway or build any structures in the future.

The plan is to sell the 3-acre property to the neighbors, so there should not be any issues. Mason plans on giving the neighbors to the North the first right of refusal if he should ever want to sell the 7-acre parcel.

Paul Danielson mentioned that each case situation is different for road frontage. The comprehensive plan requires 150 ft of road frontage & at least 25 feet of road frontage for a variance.

Tony Miller made a motion & Jeff Townley seconded the variance for the road frontage to the 7-acre recreational property. The variance unanimously passed with 5 approvals at 7:05 pm.

Jeff Townley made a motion & Steve Wheeler seconded to adjourn the meeting at 7:07 pm.

Submitted by Helene Ribble, Secretary for the Town of Barrington Zoning Board of Appeals