

Draft Meeting Minutes
Springfield Zoning Board of Appeals
February 20, 2026

The meeting was called to order at 7:00 p.m.

Chairperson Fischer conducted a roll call. Present were Tara Sumner, Mary Clarke, Lorie Sharp and Barbara Fischer. Henry Miller, ZEO was also in attendance. Applicants Deb and Jim Rogers representing the Fassett Trust request were also present. The Board reviewed the draft meeting minutes from the January 21, 2025 meeting. Clarke made a motion to approve the minutes with Sumner seconding. All votes Aye.

Kermit Fassett Trust Application:

The Fassett family, represented by Deb Rogers, requested an area variance with a request to subdivide 2.89 acres from the large agricultural parcel of approximately 421 acres located at 186 Fassett Rd East Springfield; tax parcel # 28.00-1-27.01, in order to sell a house. Their rationale is that no one interested in purchasing farmland wants buildings or non-tillable land. If the house were not partitioned off and sold separately and the current 421 acres sold as one parcel of farmland, the house would likely sit unused and deteriorate. ZEO Miller weighed in with the long history the town has of allowing farm families to separate smaller lots than the 5 acre zoning requirement. The Planning Board had already determined that the request would not cause any adverse environmental impact. He also pointed out that if the house sold separately, the two separate parcels would generate more taxes for the town than the farmland alone. ZBA members had a brief discussion and were in agreement to approve the request. Sumner made a motion to approve the area variance of 2.11 acres, reducing the lot size to 2.89 rather than 5 acres. Clarke seconded the motion. All votes Aye, motion carried.

Richard Whiteman Application:

ZEO Miller presented the Whiteman application on behalf of the applicant, who was not in attendance. There is a 9 acre lot located at 270 County Highway 30 Springfield; tax parcel# 17.00-1-10.00, that Whiteman requested be separated into two lots; 6 acres and 3 acres, with the smaller lot for his son to build a house on. Miller explained that there is a historic precedent of farm families separating off smaller lots for the next generation, which is the rationale for the 6/3 split. Whiteman is requesting an area variance of 2 acres to create the 3 acre lot rather than the zoning requirement of 5. The Planning Board had already determined that no adverse environmental impact would be created despite the Federal Wetland stream that borders the lot. There would be additional site plan review by the planning board once the variance is approved. ZBA members agreed to approve the variance. Sharp made a motion to approve an area variance of 2 acres to create a 3 acre building lot. Sumner seconded the motion. All votes Aye, motion carried.

Town of Springfield Highway Department salt shed project:

Miller presented the request on behalf of Jeff Brown, Highway Superintendent, who was not present at the meeting. The town is requesting a 10' height variance to build a shed to accommodate highway materials (salt/sand) and equipment, that are currently sitting outside in the elements and deteriorating due to weather. The location is US Highway 20 Tax parcel # 28.00-1-27.01 where the existing highway department stores salt/sand and equipment and uses a small shed, which is unsuitable for the Town's needs. The new building would be larger and would need the extra height to accommodate dump trucks tilting plus the salt/sand which would be safe from the elements. Also the new building would be further away from existing homes and would have an impervious flooring to keep salt from potentially leaching into wells, which is a risk with keeping it outdoors. Although the location for the project is on the edge of rare plant and animal species, per NYSMapper, this location has been in operation for many years with no adverse effects reported. Therefore the Planning Board determined that there would be no adverse environmental impacts as a result of the project, and in reality, the

situation would be an improvement. ZBA members discussed the various aspects of the project, and concluded that approval of the height variance would be appropriate. Clarke made a motion to approve a 10' height variance from 35' up to 45' to accommodate the new building. Sharp seconded the motion. All votes Aye; motion carried.

Fischer asked for new business. There was none in the works.

Fischer made a motion to adjourn the meeting at 8:02 p.m.