



Zoning Board of Appeals

Regular Meeting

Agenda

5583 Main Street
Amherst, NY 14221
www.amherst.ny.us

Francina J. Spoth
Town Clerk

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This meeting is being recorded and will stream live online
Amherstny.igfm2.com

Tuesday, May 16, 2023

6:30 PM

Amherst Municipal Building

I. CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
Member Ann M. Nichols	☐	☐	☐	
Member Ronald Shubert	☐	☐	☐	
Member Kelly J. Philips	☐	☐	☐	
Member Brian Bray	☐	☐	☐	
Member Ellen Parker	☐	☐	☐	

II. APPROVAL OF MINUTES

1. Tuesday, April 18, 2023

III. HEARINGS ON APPEALS

1. 1220 New Road - Special Use Permit Renewal

The petitioner desires to renew her special use permit for an auxiliary housing unit, whereas, the zoning ordinance requires the Zoning Board of Appeals to issue a new special use permit.

2. 555 Casey Road - Area Variance

The petitioner's proposed accessory garage will be 1,064 s.f. in area, whereas, the zoning ordinance permits a maximum of 792 s.f. for all accessory structures.

04/18/2023

Petitioner spoke and answered questions from the Board.

Glen Spoth, 551 Casey Road, spoke to the Board regarding other issues at this property.

There were no further speakers from the public, therefore Chairwoman Nichols moved to close the hearing

HISTORY:

04/18/23

Zoning Board of Appeals

ADJOURNED

Next: 05/16/23

3. 41 Meadowview Lane - Area Variance

The petitioner's 1,200 s.f. garage will create 1,683 s.f. of total accessory building area, whereas, the zoning ordinance permits a maximum of 1,254 s.f. of building area.

04/18/2023

Atty Laura Colca spoke and answered questions from the Board.

Nancy Serr, 8 Auden Court, and Jake Gruber, 40 Meadowview, spoke in opposition.

There were no further speakers from the public, therefore Chairwoman Nichols moved to close the hearing

HISTORY:

04/18/23

Zoning Board of Appeals

ADJOURNED

Next: 05/16/23

4. 90 Pearce Drive - Area Variance

The petitioner's proposed 6 foot high fence will be zero feet from the south property line, whereas, the zoning ordinance requires a minimum setback of 30 feet.

5. 2354 Wehrle Drive - Area Variance

The petitioner's proposed ground sign will be 6 feet from the road right of way, whereas the zoning ordinance requires 15 feet minimum, and whereas, the base for the sign will consist of two supports with a total width of 8 inches, whereas, the zoning ordinance requires the base to be no less than 75 percent of the width of the sign, or in this case 49.5 inches wide.

6. 1055 Youngs Road - Area Variance

The petitioner's proposed patio awning roof will be 19.8 feet from the south property line, whereas, the zoning ordinance requires a minimum setback of 30 feet.

7. 3800 Sheridan Drive - Area Variance

The petitioner's proposed vehicle use area will be 10.5 feet from the westerly property line, whereas, the zoning ordinance requires a minimum setback of 15 feet.

8. 689 Paradise Road - Area Variance

The petitioner desires to divide his/her parcel into two parcels which will be 55 feet in lot width, whereas, the zoning ordinance requires lots created after May 23, 2006 meet the minimum requirements of the zoning ordinance, and in this case a minimum lot width of 65 feet for each parcel.

9. 3105-3135 Niagara Falls Boulevard

The petitioner desires to establish parcels of land without public road frontage, whereas, an Open Development Area approval must be issued by the Amherst Zoning Board of Appeals pursuant to NYS Town Law section 280-a(3).

IV. ADJOURN TO THE NEXT ZONING BOARD APPEALS MEETING