



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.igm2.com

Tuesday, April 16, 2024

6:30 PM

Amherst Municipal Building

I. CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
Member Brian Bray	☐	☐	☐	
Member Ronald Shubert	☐	☐	☐	
Member Kelly J. Philips	☐	☐	☐	
Member Ellen Parker	☐	☐	☐	
Member Erik A. Goergen	☐	☐	☐	

II. APPROVAL OF MINUTES

1. Tuesday, March 19, 2024

III. HEARINGS ON APPEALS

1. 91 Boxelder Lane - Special Use Permit

The petitioner desires to establish a medical treatment spa out of her dwelling, whereas, the zoning ordinance requires the issuance of a special use permit by the zoning board of appeals for a type 2 home occupancy

2. 190 Sunrise Boulevard - Area Variance

The petitioner's 6 foot high solid fence is 1+/- feet from the north property line, whereas, the zoning law requires a 10 foot minimum setback for fences taller than 3 feet in height.

3. 30 Farmington Road - Area Variance

The petitioner's rear addition will be 22'-8" from the rear property line, whereas, the zoning ordinance requires a minimum setback of 30 feet.

4. 200 South Union Road - Area Variance

The petitioner's driveway enlargement will create 190 s.f. of paved area in excess of what the zoning ordinance permits within the required front yard.

5. 95 Wyeth Drive- Area Variance

The petitioner's single family dwelling will be 5 feet from the rear property line, whereas, the zoning ordinance requires a minimum setback of 30 feet.

6. 170 Campbell Boulevard - Area Variance

The petitioner's attached garage will create a total building area for all accessory structures and attached garages equal to 1,606.7 s.f., whereas, the zoning ordinance limits the building area to a maximum of 1,592 s.f. and whereas, the proposed addition will be 20 feet from the front property line, whereas, zoning ordinance requires 50 feet minimum.

7. 20 Pine Court - Area Variance

The petitioner's rear addition will be 15 feet from the rear property line, whereas, the zoning ordinance requires a minimum setback of 35 feet.

8. 1542 Maple Road - Area Variance

The petitioner's proposed parking area expansion will not be providing a high impact screen along the easterly property line, whereas, the zoning ordinance requires such screening.

9. 1630 Maple Road - Area Variance

The petitioner's additional wall signage will create a total sign area of 249.5 s.f. for the premises, whereas, the zoning ordinance limits the total sign area to 213.12 s.f.

10. 208 & 214 Joe McCarthy Drive - Area Variance

The petitioner's proposed town home building will have 4 units, whereas, the zoning ordinance permits a maximum of 2 units, and whereas, the proposed building will be 21.50 feet from the front property line and 17.44 feet from the west property line, whereas, the zoning ordinance requires 50 feet minimum, and whereas, the building will be 29.05 feet from the south property lines, whereas, the zoning ordinance requires 50 feet minimum, and whereas, the building will be 10 feet from the easterly property line, whereas, the zoning ordinance requires 37.5 feet, and the parking area (driveway) for the westerly unit will be 17.44 feet from the road right of way, whereas, the zoning ordinance requires 20 feet, and whereas, the a medium impact screen is not being provided along the east property line, adjacent to the proposed driveway for the easterly unit.

11. 226-280 Joe McCarthy Drive - Area Variance

The petitioner's proposed 3 story multi family building will have 30 units, whereas, the zoning ordinance permits a maximum of 13 units, and whereas, the proposed building will be 13 feet from the front property line, whereas, the zoning ordinance requires 70 feet minimum, and whereas, the building will be 29 feet from the south property line, whereas, the zoning ordinance requires 52.5 feet, and whereas, the building will be 52 feet from the easterly property line, whereas, the zoning ordinance requires 70 feet, and whereas, the vehicle use area will be 15 feet from the road right of way, whereas, the zoning ordinance requires 20 feet, and whereas, the premises will provide 50 off street parking spaces, whereas, the zoning ordinance requires 60 spaces minimum.

IV. ADJOURN TO THE NEXT ZONING BOARD APPEALS MEETING