



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, May 14, 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, April 16, 2024

III. HEARINGS ON APPEALS

1. 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.

04/16/2024

Petitioner and his attorney spoke and answered questions from the Board.

There were no further speakers from the public, therefore Chairman Bray closed the public hearing.

HISTORY:

04/16/24

Zoning Board of Appeals

ADJOURNED

Next: 05/14/24

2. 4220 Maple Road - Temporary Use Permit

The petitioner desires to conduct an outdoor carnival with amusement rides on a temporary basis, whereas, the Zoning Board of Appeals must issue a temporary use permit to allow such activity temporarily

3. 159 Niagara Falls Boulevard - Area Variance

The petitioner's proposed bus stop number 1 will be a minimum of 4 feet from the west property line and proposed bus stop number 2 will be a minimum of 2 feet from the south property line, whereas, the zoning ordinance requires a minimum setback of 25 feet, and 40 feet respectively.

4. 400 Wehrle Drive - Special Use Permit Cellular Antenna Co-Location

The petitioner desires to establish a cellular communications facility on a proposed exterior sports field lighting installation, whereas, the Zoning Ordinance requires the issuance of a special use permit for the installation of a new cellular communications facility.

5. 6812,6814 & 6832 Main Street & 29-37 Tennyson Terrace Area Variance

The petitioner's proposed mixed-use building will be 97.17 feet from the MFR-5 zoning district line, whereas, the Zoning Ordinance requires 150 feet minimum, and whereas, the petitioner is not providing a covered pedestrian walkway as required and whereas, the proposed building will have blank wall lengths that exceed 20 feet in the horizontal direction and 30 feet in the vertical direction which is not permitted by the zoning ordinance

6. 4795 Sheridan Drive- Area Variance

The petitioner's proposed building number 2 is ~~35.76~~ 26.60 feet from the front property line, whereas, the zoning ordinance requires 50 feet minimum, and whereas, proposed buildings numbers 1 and 2 will be 33 feet ~~27.65 feet and 25.65 respectively~~ from the east property line, whereas, the zoning ordinance requires ~~60 feet and 50~~ 66 feet respectively, and whereas, the proposed number of dwelling units will ~~(26)~~ (21) -2 bedroom units and (5) 1 bedroom units, whereas, the zoning ordinance permits a maximum of (20)- 2 bedroom units, and whereas, the proposed vehicle use areas adjacent to both buildings will be a minimum of 8 feet from the main building wall, whereas, the zoning ordinance requires 15 feet minimum.

IV. ADJOURN TO THE NEXT ZONING BOARD APPEALS MEETING