



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, June 18, 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, May 14, 2024

III. HEARINGS ON APPEALS

1. 9 Turnberry Drive - Area Variance

The petitioner's proposed fence will be 8 feet in height, whereas, the zoning ordinance limits fencing to 6 feet maximum in residential zoning districts.

2. 140 Canalview Terrace - Area Variance

The petitioner's fence is 8 feet in height, whereas, the zoning ordinance limits fencing to 6 feet maximum in residential zoning districts.

3. 24 Monarch Drive- Area Variance

The petitioner's proposed deck will be 10 feet from the rear property line, whereas, the zoning ordinance requires 22 feet

4. 429 LeBrun Road - Area Variance

The petitioner's fence proposed 6 foot high fence will be within the required front yard of 30 feet, whereas, the zoning ordinance limits fencing to 3 feet in height maximum within the required front yard.

5. 924 Klein Road - Area Variance

The petitioner's newly constructed dwelling is 41.3 feet from the front property line whereas, the zoning ordinance requires 51.8 feet minimum.

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 feet 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.

05/14/2024

Attorney Sean Hopkins spoke and answered questions from the Board.

Marc DiGiore, 4785 Sheridan Dr, Carrie Wanamaker, 4775 Sheridan Dr, Edward Marecki, 4765 Sheridan Dr, spoke in opposition.

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

HISTORY:

05/14/24 **Zoning Board of Appeals**
Next: 06/18/24

ADJOURNED

7. 4224-4256 Ridge Lea Road - Special Use Permit

The petitioner desires to amend the location of his/her proposed service station (petroleum sales) accessory to his/her membership discount retail store (Costco), for which the Zoning Board of Appeals previously granted a special use permit, whereas, the proposed amended location requires a re-issuance of the special use permit.

8. 4224-4256 Ridge Lea Road - Area Variance

The petitioner's proposed Dick's building will be 17 feet from the west property line, whereas, the zoning ordinance requires 30 feet minimum, and whereas, the vehicle use area serving the proposed Dick's building will be 6.1 feet from the west property line, whereas, the zoning ordinance requires 25 feet minimum, and whereas, the petitioner's buildings will not provide a minimum of 3 feet of landscaping adjacent to the north west and north east sides of the Dick's Sporting Goods building, and a proposed interior divider median will not provide a landscape area.

IV. ADJOURN TO THE NEXT ZONING BOARD APPEALS MEETING