



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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<https://www.youtube.com/@townofamherstnewyork>

Wednesday, October 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, September 17, 2024

III. HEARINGS ON APPEALS

1. 2350 Sweet Home Road - Area Variance

The petitioner's proposed high impact screening is inconsistent with the requirements of the zoning ordinance.

2. 6812,6814, & 6832 Main Street - Area Variance

The petitioner's proposed building will be 5 feet from the west property line, whereas, the zoning board of appeals previously permitted a 10 foot setback, and whereas, the proposed ground sign will be 8 feet from the south property line, whereas, the zoning ordinance requires 15 feet.

3. 6842-6846 Main Street - Area Variance

The petitioner's proposed ground sign will be 6 feet from the east property line and 11.4 feet from the west property lines, whereas, the zoning ordinance requires 25 feet.

4. 4795 Sheridan Drive - Area Variance

The petitioner's proposed building number (1) will be 39.41 feet from the east property line, whereas, the zoning ordinance requires 48.87 feet.

5. 66 Burbank Drive- Area Variance

The petitioner's single story addition will be a minimum of 4 feet from the west property line, whereas, the zoning ordinance requires 30 feet minimum, and whereas the proposed carport will be a minimum of 3 feet from the south property line, whereas, the zoning ordinance requires 5 feet minimum, and whereas, a proposed shed will be 0 feet the south property line, whereas, 3 feet is required, and whereas the total building coverage will be 4,988 s.f., whereas, 4,564 s.f. is permitted.

6. 111 N. Maplemere Road - Area Variance

The petitioner's total site signage will be 1,702.4 s.f in area, whereas, the zoning ordinance limits total signage to 220.7 s.f., and whereas, the height of the proposed ground signs are 9 feet from grade, whereas the zoning ordinance limits the height to 8 feet, and whereas, the proposed directory signs are 21.9 s.f. in area, whereas, the zoning ordinance limits the signs to 16 s.f. in area.

7. 1501-1551 Niagara Falls Boulevard - Area Variance

The petitioner's proposed interactive teller machine (ITM) will be 11.8 feet from the south property line, whereas, the zoning ordinance requires 50 feet minimum.

8. 4099 Tonawanda Creek Road - Area Variance

The petitioner's proposed garage will create a total building area of 2,891 s.f. for all accessory buildings, whereas, the zoning ordinance permits a maximum building area of 1,667 s.f. for accessory structures including attached garages.

9. 1265 Smith Road - Special Use Permit Wireless Cellular Communications Facility

The petitioner desires to establish an 115 foot tall wireless telecommunications facility on Town owned land and obtain waivers for its construction, whereas, a special use permit is required to establish such facility from the Zoning Board of Appeals and to obtain any necessary relief for its location and/or construction.

10. 128 Casey Road - Special Use Permit

The petitioner desires to establish a personal service (Licensed Esthetician) from her dwelling, whereas, a special use permit is required for a type 2 home occupation when customers will be obtaining services from a dwelling.

11. 438 Callodine Avenue- Area Variance

The petitioner's recently constructed fence is 4 feet in height within the required front yard, whereas, the zoning ordinance, does not permit fencing to exceed 3 feet in height within the required front yard.

HISTORY:**09/17/24****Zoning Board of Appeals****ADJOURNED****Next: 10/16/24**

IV. ADJOURN TO THE NEXT ZONING BOARD APPEALS MEETING