



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>

Tuesday, January 14, 2025

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, November 19, 2024

III. HEARINGS ON APPEALS

1. 182 Lafayette Blvd - Special Use Permit - Accessory Dwelling Unit

The petitioner desires to construct an attached accessory dwelling unit as a participant in the Town's "Accessory Dwelling Unit Pilot Program" whereas, the zoning ordinance requires the Zoning Board of Appeals to grant a special use permit for such use.

2. 305 Mt. Vernon Rd - Special Use Permit - Accessory Dwelling Unit

The petitioner desires to construct an attached accessory dwelling unit as a participant in the Town's "Accessory Dwelling Unit Pilot Program" whereas, the zoning ordinance requires the Zoning Board of Appeals to grant a special use permit for such use.

3. 64 Schoelles Rd - Area Variance

The petitioner's 30x40 foot accessory garage will create a total of 2,152 s.f of building area for all accessory structures, including the attached garage, whereas, the zoning ordinance limits all accessory structures to 75% of the principal dwelling, or in this case 1,125 s.f.

4. 2920 Niagara Falls Blvd - Area Variance

The petitioner's proposed pole sign will be 190± feet from an existing ground sign to the north, whereas the zoning ordinance requires a 250 foot distance separation between the pole sign and the ground sign.

5. 1715 Niagara Falls Blvd - Area Variance

The petitioner's ground sign will create a total of 402.46 s.f. of signage, whereas, 370.64 s.f. is permitted, and whereas, the ground sign will be 11.6 feet from the property line, whereas, a minimum of 25 feet is required.

6. 3999 Maple Rd - Area Variance

The petitioner's proposed building will have a maximum height of 19 feet 8 inches, and be a single story structure, whereas the zoning ordinance requires a minimum of 2 functional stories and a 30 foot height.

7. 2577 Millersport Hwy - Area Variance

The petitioner desires to establish an accessory drive through to an existing restaurant, whereas, the zoning ordinance does not permit restaurants with drive through service windows within the NB-Neighborhood Business zoning district, and whereas, the proposed drive through order board /speaker will be 20 feet ± from a residential district boundary, whereas, a minimum 100 foot setback is required.

8. 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.

11/19/2024

Attny Sean Hopkins, on behalf of Petitioner Robert Savarino of RAS Development, spoke and answered questions from the Board.

Attorney Cole M. Knoer, spoke on behalf of behalf of the neighbors in opposition.
Marc DiGiore, 4785 Sheridan, spoke in opposition.

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

10/16/2024

Attny Sean Hopkins, on behalf of Petitioner Robert Savarino of RAS Development, spoke and answered questions from the Board.

There were no speakers from the public, therefore Chairman Bray moved to hold the hearing open and adjourn the matter to the 11/19/2024 meeting.

HISTORY:

10/16/24 **Zoning Board of Appeals**
Next: 11/19/24

ADJOURNED

11/19/24 **Zoning Board of Appeals**
Next: 01/14/25

ADJOURNED

ATTACHMENTS:

- LWRP Consistency _draft resolution 4795 Sheridan Drive_11_19_2024 (DOC)

IV. ADJOURN TO THE NEXT ZONING BOARD APPEALS MEETING