



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, May 13, 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

Tuesday, April 15, 2025

III. HEARINGS ON APPEALS

1. 745 Tonawanda Creek Road - Area Variance

The petitioner's proposed 1,500 s.f. detached garage will create a total building area for all accessory structures of 2,004 s.f., whereas, the zoning ordinance permits a maximum building area of 1,136 s.f., and whereas, the detached garage will be 23' +/- tall, whereas, the zoning ordinance limits the height to 20 feet maximum.

2. 11010 Transit Road - Area Variance

The petitioner's proposed 1,200 s.f. detached garage will create a total building area for all accessory structures, of 2,245 s.f., whereas, the zoning ordinance permits a maximum building area of 1,784 s.f.

3. 80 Smith Road - Area Variance

The petitioners' proposed residential addition will be approximately 18 feet from the west property line, whereas, the zoning ordinance requires 30 feet minimum.

4. 4100 Sheridan Drive - Temporary Use Permit

The petitioner desires to utilize approximately 25 off-street parking spaces for an existing hotel on a temporary basis to accommodate his/her surplus parking needs for his/her used automobile dealership at 4131 Sheridan Drive.

HISTORY:**04/15/25****Zoning Board of Appeals****ADJOURNED****Next: 05/13/25****5. 1265 Niagara Falls Boulevard - Temporary Use Permit**

The petitioner desires to display and sell accessory storage buildings (sheds) on the exterior of the subject premises within an existing parking area as a principal use, whereas a temporary use permit must be issued by the Zoning Board for such temporary activity.

6. 1099 North Forest Road - Special Use Permit Type 2 Home Occupation

The petitioner desires to utilize a portion of his dwelling for a sales showroom to permit customers /clients visit his residence to inspect food product samples which product is being wholesaled of premises whereas, the zoning ordinance requires the zoning board of appeals to issue a special use permit for such accessory use when the activity requires outside visitors, clients or deliveries .

HISTORY:**04/15/25****Zoning Board of Appeals****ADJOURNED****Next: 05/13/25****IV. ADJOURN TO THE NEXT ZONING BOARD APPEALS MEETING**