



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, June 17, 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, May 13, 2025

III. HEARINGS ON APPEALS

1. 1790 N. French Road - Temporary Use Permit

The petitioner desires to establish a temporary construction staging area for a NYSDOT road improvement project on a site previously disturbed and improved with a stone lot, whereas, public works construction yards are not permitted in the SA-Suburban Agricultural zoning district.

2. 40 Hampton Court- Special Use Permit ADU

The petitioner desires to establish an attached accessory dwelling unit as a participant in the Town's ADU Pilot Program, whereas, the Zoning Ordinance requires the Zoning Board of Appeals to grant a special use permit to establish such accessory use.

3. 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.

10/16/2024

Petitioner Emdad Hossain spoke and answered questions from the Board.

Michael Colella 420 Callodine, Paul Campbell 426 Callodine, Lauri Howard 430 Callodine, spoke in opposition.

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

HISTORY:

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

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 Next: 06/17/25

4. 154 San Fernando Ln - Area Variance

The petitioner's 6 foot high replacement fence will be 0 feet from the south property line, whereas, the zoning ordinance requires 10 feet minimum.

5. 27 Arcadian Drive - Area Variance

The petitioner's proposed shed will be 3 feet from the existing pool house, whereas, the zoning ordinance requires a minimum building separation of 5 feet.

6. 4 Shadow Wood Dr - Area Variance

The petitioner's proposed addition will be 21 feet 10 inches from the east property line, whereas, the zoning ordinance requires 30 feet minimum.

7. 78 Brandywine Dr - Area Variance

The petitioner's rear covered porch will be a minimum of 2 feet 11 inches from the south property line, whereas, the zoning ordinance requires 8 feet minimum.

8. 620 Schoelles Rd - Area Variance

The petitioner's proposed 1,024 square foot garage will create a total building area for all accessory structures of 1,720 square feet, whereas, the zoning ordinance limits the building area to 1,019 square feet.

9. 6460 Main Street - Area Variance

The petitioners' proposed wall sign will create a total sign area of 163.6 s.f., whereas the Zoning Ordinance limits the premises to 82 s.f. in sign area, and whereas, the petitioner desires to modify an existing non conforming ground sign that is a minimum of 12.5 feet from the Main Street road ROW, whereas the zoning ordinance, requires a 15 foot setback, and whereas, the existing sign is within the corner visibility triangle, whereas the Zoning Ordinance does not permit such obstructions.

10. 77 Country Parkway - Area Variance

The petitioner's proposed single family lot will be 55 feet in width, whereas, the Zoning Ordinance requires 65 feet minimum.

IV. ADJOURN TO THE NEXT ZONING BOARD APPEALS MEETING