



Zoning Board of Appeals

Regular Meeting

Agenda

5583 Main Street
Amherst, NY 14221
www.amherst.ny.us

Francina J. Spoth
Town Clerk

In the event of a fire or other emergency, please follow the exit signs that are provided in this room and throughout Town Hall. Upon exiting this room, the main exits are located to the front and the rear of this building. **Do not use the elevator during an emergency event.**

This meeting is being recorded and will stream live online
Amherstny.igmp2.com

Tuesday, October 19, 2021

6:00 PM

Amherst Municipal Building

I. ZOOM INFORMATION

The Public may view and participate via video or audio call in - Join the Zoom Meeting at 6:00 pm:

Join Zoom Meeting

<https://us02web.zoom.us/j/87048084960?pwd=SG1qd054cUMvZjVPQitIN0ZxRnNFZz09>

Audio/Call-In Instructions: Note to callers your phone number will display to the public, to conceal your number enter *67 before you enter the phone number below.

1-646-558-8656

Meeting ID: 870 4808 4960

Passcode: 733421

II. CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
Chairman John Radens	☐	☐	☐	
Member Ann M. Nichols	☐	☐	☐	
Member Nina Cherian	☐	☐	☐	
Member Ronald Shubert	☐	☐	☐	
Member Kelly J. Philips	☐	☐	☐	

III. APPROVAL OF MINUTES

1. Tuesday, September 21, 2021
2. Monday, September 27, 2021

IV. HEARINGS ON APPEALS

1. **693 Edgewater Drive - Area Variance Fence Within Exterior Side Yard**

The petitioner's proposed 6 foot high fence will be approximately 3 feet from the west property line, whereas, the zoning ordinance requires a 30 foot setback for fencing over three feet in height.

2. 8 Hoviland Court - Area Variance Fence and Shed Within Exterior Side Yard

The petitioner's proposed shed will be 5 feet from the north property line, whereas, the zoning ordinance requires 30 feet minimum, and whereas, the proposed 6 foot high fence extension will be 2 feet +/- from the north property line, whereas, a minimum of 30 feet is required.

3. 2660 Millersport Highway- Area Variance Vehicle Use Area Setback and Curbing

The petitioner desires to extend his vehicle use area to within zero feet of the north property line, whereas, the zoning ordinance requires a minimum setback of 10 feet, and whereas, the petitioner desires to eliminate curbing around the terminal landscaping islands, whereas, the zoning ordinance requires all landscape islands to be provided with six inch high concrete curbing.

4. 12 Scamridge Curve - Area Variance Pool/Pool Deck and Fence

The petitioner's existing pool with deck is (0) zero feet from the north and west property lines, whereas the zoning ordinance requires a minimum setback of 3 feet from the west property line and 20 feet from the north property line, and whereas, the existing 6 foot high fence is (0) zero feet from the north property line, whereas, the zoning ordinance requires a 20 foot setback.

5. 104 Parkledge Drive- Area Variance Building Setback

The petitioner's front building addition will be 31.5 feet from the east property line, whereas, the zoning ordinance requires a minimum setback of 35.3 feet.

6. 3171 Sheridan Drive - Area Variance Functional Second Story

The petitioner's building addition will not have a second functional story as required by the zoning ordinance for the Center 5 Mixed-Use zoning district.

7. 234, 240 & 242 South Cayuga Road - Open Area Development

The petitioner's parcel division will create an individual lot for an existing dwelling, which will not abut a public road, whereas all dwelling lots must have frontage on a public road.

8. 250 Sundridge Drive- Area Variance Height of Fence in Front Yard

The petitioner's 4 foot high fence is within the required front yard, whereas, the zoning ordinance limits such fencing to 3 feet maximum within the required front yard.

9. 21 Forest Stream Drive-Area Variance Height of an Accessory Structure

The petitioner's garage will be 22 feet in height, whereas the zoning ordinance limits accessory structures to a maximum height of 20 feet.

10. 199 Park Club Lane- Area Variance Signage

The petitioner's signage will exceed the maximum allowable for the site. The petitioner is seeking 834 square feet of signage, whereas the zoning ordinance permits a maximum of 537.5 square feet of signage.

11. 145 Dan Troy Drive- Area Variance Building Setback, Exterior Side Yard

The petitioner's proposed detached garage will be 1 foot from the south property line, whereas the zoning ordinance requires a minimum setback of 30 feet.

12. 360 Washington Highway - Area Variance Building Setback

The petitioner desires to enclose his existing porch, whereas, such porch modification will cause the porch to be 23.25 feet from the west property line, whereas, the zoning ordinance requires a 30 foot setback.

V. ADJOURN TO THE NEXT ZONING BOARD APPEALS MEETING