



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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This meeting is being recorded and will stream live online
Amherstny.igm2.com

Tuesday, November 16, 2021

6:00 PM

Amherst Municipal Building

I. ZOOM INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/88063046304?pwd=dUVuWXJRaUxBUGc1dmFWakErODNuQT09>

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: 880 6304 6304

Passcode: 628892

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, October 19, 2021

IV. HEARINGS ON APPEALS

1. 3579 Sheridan Drive - Area Variance - Landscaping

The petitioner's parking area modification will provide a three foot wide landscaping island at the end of the parking aisle, whereas, the zoning ordinance requires eight feet minimum.

2. 1350 North French Road - Area Variance - Size of Accessory Garage

The petitioner's proposed accessory garage is 1,248 s.f. in area, whereas, the zoning ordinance limits all accessory structures to 75 percent of the principal dwelling or in this case, 805 s.f., and whereas, the existing garage combined with the proposed garage total 2,032 s.f. in area, and being 1,277 s.f. over the maximum area allowed.

3. 230 Springville Avenue - Area Variance - Driveway Width

The petitioner's proposed driveway expansion creates an area that is 63% of the front yard, whereas, the zoning ordinance permits a maximum of 50 % of the front yard to be occupied by driveways.

4. 60 Hyledge Drive - Area Variance - Setback Widow Wells

The petitioner's proposed egress window wells are less than 30 feet from the front property line, whereas, the zoning ordinance only permits such yard encroachments within the interior side yard.

5. 5395 Sheridan Drive- Area Variance - Building Setback

The petitioner's proposed loading dock and electrical transformer will be a minimum of 36 feet from the southerly property line, whereas, the zoning ordinance requires 50 feet minimum.

6. 60 John Glenn Drive- Area Variance - Landscaping

The petitioner's proposed building addition will not provide a required 3 foot wide landscaping area along the north, east and south building walls, and, whereas, the expanded parking area will not provide terminal landscape islands along the north and south building wall, and whereas, the southerly parking area will be zero feet from the south property line, whereas, a minimum 10 foot setback is required, and whereas, such vehicle use area must provide a medium impact screen.

7. 938-956 & 960-982 Maple Road - Area Variance - Signage

The petitioner's proposed ground sign will be 12 '+/- from the road right of way, whereas, the zoning ordinance requires 15 feet minimum, and whereas, the petitioner's pole sign (converted flag pole) is approximately 50+/- feet from his existing ground sign, whereas, the zoning ordinance requires 250 feet minimum, and whereas, the pole sign (converted flag pole) does not have skirting around the pole support, whereas, zoning ordinance requires the pole sign support to have skirting equal to 30 percent of sign face width.

8. 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.

10/19/2021

Randall & Carrie Rich Spoke and answered questions from the Board.

Mr. Radens moved to adjourn the hearing to the November 16 meeting, seconded by Ms.

Nichols and unanimously approved 5-0.

HISTORY:

10/19/21

Zoning Board of Appeals

ADJOURNED

Next: 11/16/21

9. 233 Lehn Springs Drive - Area Variance - Fence Height

A portion of the petitioner's fence is 4 +/- feet in height within the required front yard, whereas, the zoning ordinance limits fencing to 3 feet maximum within the required front yard.

V. ADJOURN TO THE NEXT ZONING BOARD APPEALS MEETING