



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.igm2.com

Tuesday, December 21, 2021

6:00 PM

Amherst Municipal Building

I. ZOOM INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/89670428042?pwd=VlVDanVMaIBMTGIBL3g2UjVaRFRGZz09>

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: 896 7042 8042

Passcode: 525618

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, November 16, 2021

IV. HEARINGS ON APPEALS

1. **120 Sunburst Circle - Special Use Permit - Raising Chickens**

The petitioner desires to raise chickens as an accessory use to her single family dwelling, whereas, the zoning ordinance requires a Special Use Permit from the Zoning Board of Appeals.

2. 177 Hedstrom Drive - Area Variance - Building Setback

The petitioner's proposed addition to his/her dwelling will be 3 three feet from the north property line, whereas, the zoning ordinance requires a minimum 5 feet.

3. 9 Stamford Road - Area Variance - Building Setback

The petitioner's sun room addition will be 13.3 feet from the rear property line, whereas the zoning ordinance requires 30 feet minimum.

4. 47 Tristan Lane - Area Variance - Building Setback

The petitioner's addition will be 36 ± feet from the west property line, whereas the zoning ordinance requires a minimum of 42.5 feet.

5. 695 North Forest Road - Area Variances - Building Setbacks

The petitioner's proposed dwelling will be 19.01 feet from the west property line, whereas, the zoning ordinance requires 30 feet minimum, and whereas, the proposed dwelling will be 68.90 feet from the center line of Sheridan Drive, whereas, the zoning ordinance requires 115 feet minimum.

6. 995 Dodge Road - Area Variances - Building Setback, Wall Materials, Parking Dimensions and Landscaping

The petitioner's proposed building addition will be 23.31 feet from an interior side property line, whereas the zoning ordinance requires a minimum of 30 feet, and whereas, the petitioner's proposed parking stalls will be 18 feet in length, whereas the zoning ordinance requires a minimum of 19 feet in length, and whereas, the petitioner's proposed building addition will not have 3 feet of foundation plantings on the eastern side of the building, whereas the zoning ordinance requires foundation plantings adjacent to the vehicle use areas, and whereas, the petitioner's landscape screen adjacent to the east property line of the abutting residential property will not include the required fence, wall, or berm, whereas the zoning ordinance requires a fence, wall, or berm as part of a high impact screen, and whereas, the petitioner's building exterior will be made of metal paneling, whereas the zoning ordinance requires that the exterior of the building addition be constructed of the same material as the existing building.

7. 1385 Campbell Boulevard - Area Variance - Accessory Structure

The petitioner's proposed 2,060 s.f. accessory garage exceeds the maximum allowable building area for all accessory buildings by 1,777 s.f., whereas, the zoning ordinance limits all accessory structures to 75 percent of the principal dwelling building area.

8. 2365 Dodge Road - Area Variance - Accessory Structure

The petitioner's proposed 960 s.f. accessory garage will create a total of 2,568 s.f. of building area for all of his accessory structures, whereas, the zoning ordinance limits such total to 75% of the principal dwelling area, or in this case, a maximum of 1,636 square feet.

9. 315 Campbell Road - Area Variance - Building Setback

The petitioner is seeking relief from a condition that was placed on a previously approved variance on April 19, 2018. The petitioner's garage was constructed 76 feet from the east property line, whereas, the Zoning Board of Appeals granted a minimum setback of 77 feet from the east property line.

10. 3100 Niagara Falls Boulevard - Area Variance - Signage

The petitioner's wall sign will be placed on the exterior of a glazed surface, whereas the zoning ordinance does not permit signage to be placed over a glazed surface, and whereas, the petitioner's total sign face area will be 1,342.77 square feet in area, whereas the zoning ordinance limits the total sign face area for this property to 1,095.24 square feet in area.

V. 2022 ZBA Calendar**VI. ADJOURN TO THE NEXT ZONING BOARD APPEALS MEETING**