



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, March 22, 2022

6:30 PM

Amherst Municipal Building

I. CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
Member Ann M. Nichols	☐	☐	☐	
Member Ronald Shubert	☐	☐	☐	
Member Kelly J. Philips	☐	☐	☐	
Member Brian Bray	☐	☐	☐	

II. APPROVAL OF MINUTES

III. HEARINGS ON APPEALS

1. 6930 Transit Road - Area Variance - Signage

The petitioner's proposed LED reader board sign will be 85+/- feet from a residential zoning district, whereas, the zoning ordinance requires a minimum of 500 feet .

2. 5117 Sheridan Drive - Area Variance - Signage

The petitioner's proposed LED reader board sign will be 65+/- feet from a residential zoning district, whereas, the zoning ordinance requires a minimum of 500 feet, and whereas, the proposed reader board sign will exceed the allowable total sign area for the premises and the allowable area of the pole sign by 49.5 s.f.

3. 39 Hallmark Court - Area Variance - Building Setback

The petitioners' proposed rear building addition will be a minimum of 15 feet from the rear property line, whereas, the zoning ordinance requires 30 feet minimum.

4. 2280 Dodge Road - Area Variance - Building Setback

The petitioners' proposed patio shelter roof will be a 1 foot from the west property line, whereas, the zoning ordinance requires 3 feet minimum and whereas, the roof structure will be 0 feet from the dwelling, whereas, the zoning law requires 5 feet minimum.

5. 1501-1555 Niagara Falls Blvd - Area Variances

The petitioner's proposed drive aisle will be 597.3 feet from the ROW, whereas the zoning ordinance permits a maximum distance of 200 feet, and whereas, the petitioner's proposed street type will be a local half street, whereas, the zoning ordinance requires a half core street, and whereas, the proposed frontage type will be a local frontage, whereas the zoning ordinance requires an incremental core frontage, and whereas, the proposed outdoor amenity space will be 1.9%, whereas the zoning ordinance requires a minimum of 5% of the total site, and whereas, the proposed ground story transparency will be 25.9% on the north elevation, whereas the zoning ordinance requires a minimum of 30%, and whereas, the blank wall length will be a maximum of 87 feet, whereas, the zoning ordinance permits 30 feet maximum, and whereas, the store entrance spacing will be a maximum of 85.2 feet, whereas the zoning ordinance permits a maximum of 75 feet, and whereas, the travel lane width will be 16.1 feet, whereas, the zoning ordinance permits a maximum width of 10 feet and, whereas, a gutter pan will not be provided along the local road, whereas the zoning ordinance requires a minimum gutter pan width of 12 inches, and whereas, the required turning lane will be 15 feet in width, whereas zoning ordinance permits a maximum width of 12 feet.

6. 3800 Sheridan Drive - Area Variance - Landscaping Adjacent to Buildings

The petitioner is providing (0) zero feet of landscaping along the eastern and western edges of his proposed building , whereas, the zoning ordinance requires a minimum of three feet of landscaping.

2/22/2022

Attorney Sean Hopkins asked the Board to adjourn this item to the next meeting.

HISTORY:

02/22/22

Zoning Board of Appeals

ADJOURNED

Next: 03/22/22

IV. ADJOURN TO THE NEXT ZONING BOARD APPEALS MEETING