



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, April 19, 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	☐	☐	☐	
Member Ellen Parker	☐	☐	☐	

II. APPROVAL OF MINUTES

1. Tuesday, March 22, 2022

III. HEARINGS ON APPEALS

1. 288 Quail Hollow Lane-Special Use Permit Type II Home Occupation

The petitioner is seeking to establish a law office as an accessory use to her dwelling, whereas, the zoning ordinance requires the issuance of a special use permit for a type 2 home occupation.

2. 178 Patton Place-Special Use Permit Type II Home Occupation

The petitioner is seeking to establish a fitness instruction & personal training studio as an accessory use to his dwelling, whereas the zoning ordinance requires the issuance of a special use permit for a type 2 home occupation.

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.

HISTORY:

03/22/22

Zoning Board of Appeals

Next: 04/19/22

ADJOURNED

4. 58 Brantwood Road- Area Variance Garage Height

The petitioner's garage will be 21.2 feet in height, whereas the zoning ordinance permits a maximum of 20 feet in height.

5. 130 Bondcroft Drive- Area Variance Building Setback

The petitioner's addition will be 26 feet from the north property line whereas the zoning ordinance requires a minimum of 30 feet.

6. 99 N Parrish Drive - Area Variance Fence Height Within Exterior Side Yard

The petitioner's five foot tall fence will be 5 feet from the east property line, whereas, the zoning ordinance requires 30 feet minimum.

7. 100 International Drive - Area Variance Accessory Structure Setback

The petitioner's electrical vehicle charging stations and equipment pad will be 85 feet from the centerline of Sheridan Drive, whereas, the zoning ordinance requires 115 feet.

8. 3139 Sheridan Drive - Area Variance Signage

The petitioner's proposed ground sign will allow a neighboring business to also have sign copy for its business, whereas, the zoning ordinance does not permit commercial signage other than on the lot where the business is located, and the proposed sign will be 4 feet from the north property line, whereas, the zoning ordinance requires 15 feet.

9. 3151 Sheridan Drive - Area Variance Signage

The petitioner's proposed ground sign will allow a neighboring business to also have sign copy for its business, whereas, the zoning ordinance does not permit commercial signage other than on the lot where the business is located.

10. 165 Princeton Avenue - Area Variance Building Setback

The petitioner's building will be 26.4 feet and 28.2 feet from the adjacent buildings, whereas, the zoning ordinance requires 30 feet minimum.

IV. ADJOURN TO THE NEXT ZONING BOARD APPEALS MEETING