



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, October 18, 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

III. HEARINGS ON APPEALS

1. 128 North Drive - Area Variance

The petitioner's attached garage will be 2'-4 " from the west property line, whereas, the zoning ordinance requires a minimum of 5 feet, and whereas the addition will be 4 feet from the accessory shed, whereas, the zoning ordinance requires 5 feet minimum.

2. 2525 Kensington Avenue - Area Variance

The petitioner's proposed canopy will extend to (0) zero feet from the east property line, whereas, the zoning ordinance requires a minimum setback of 5 feet, and whereas, the petitioner's landscaped area adjacent to the east building wall will not have landscaping as required.

3. 1695, 1701 & 1721 Dodge Road - Area Variance

The petitioner's proposed dwellings on sub lots 5 through 14 will have a building coverage of 48% and his /her proposed dwellings on sub lots 15 through 21, 23 through 25 and 27 through 28 will have building coverages of 43%, whereas, zoning ordinance permits a maximum building coverage of 40 %.

4. 23 Four Seasons Road W. - Area Variance

The petitioners' accessory garage alteration creates a total building height of 22'-8", whereas, the zoning ordinance permits a maximum height of 20 feet for accessory structures.

5. 8040 Transit Road - Area Variance

The petitioner's proposed flag pole will be 80 feet tall and 81 feet from the centerline of Transit Road, whereas, the zoning ordinance limits the height of structures to 65 feet and the location must be 135 feet from the centerline of Transit Road.

9/20/2022

Attorney Sean Hopkins spoke and answered questions from the Board. Mr Hopkins withdrew his client's request for relief from the height requirements.

The Zoning Enforcement Officer advised the Board that reasonable alternatives were available to the petitioner including alternate locations not requiring an area variance.

Mr. Hopkins requested that the matter be adjourned to allow him to discuss alternatives location with his client.

There were no speakers from the public, therefore Chairwoman Nichols moved to adjourn.

HISTORY:

08/16/22	Zoning Board of Appeals	ADJOURNED
Next: 09/20/22		
09/20/22	Zoning Board of Appeals	ADJOURNED
Next: 10/18/22		

IV. ADJOURN TO THE NEXT ZONING BOARD APPEALS MEETING