



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.igfm2.com

Tuesday, November 15, 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. 150 Northledge Drive - Area Variance

The petitioner's fence is 0 feet from the south property line, whereas, the zoning ordinance requires 10 feet minimum.

2. 1155 Smith Road - Area Variance

The petitioner's proposed pole barn will create an additional 1,088 s.f. of building area for a total of 2,272 s.f. for all accessory buildings whereas, the zoning ordinance permits a maximum of 75% of the principal dwelling or in this case a total of 1,184 s.f

3. 7740 Transit Road, LLC - Area Variance

The petitioner's proposed site plan will not provide a core half street and local street as required by the zoning ordinance.

4. 3275 and 3325 Millersport Highway - Area Variance

The petitioner's proposed building separation between buildings number 1 and 2 and between buildings number 2 and number 3 will be 45 feet whereas, the zoning ordinance requires 52.5 feet minimum, and whereas, buildings number 1, 2 and 3 will have a minimum separation of 8.64 feet from the parking areas whereas, the zoning ordinance requires 10 feet minimum.

5. 166 Klein Road - ODA

The petitioner is seeking the approval of an open development area to allow for the construction of single family homes without frontage on a public roadway pursuant to the provisions of NYS Town Law 280-a(3)

6. Part of 1081 North French Road - ODA

The petitioner is seeking the approval of an open development area to allow for the construction of one and two family homes without frontage on a public roadway pursuant to the provisions of NYS Town Law 280-a(3)

IV. ADJOURN TO THE NEXT ZONING BOARD APPEALS MEETING