



# 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

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Tuesday, April 18, 2023

6:30 PM

Amherst Municipal Building

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## I. CALL TO ORDER

| Attendee Name           | Present                  | Absent                   | Late                     | Arrived |
|-------------------------|--------------------------|--------------------------|--------------------------|---------|
| Member Ann M. Nichols   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |
| Member Ronald Shubert   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |
| Member Kelly J. Philips | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |
| Member Brian Bray       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |
| Member Ellen Parker     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |

## II. APPROVAL OF MINUTES

1. Tuesday, March 14, 2023

## III. HEARINGS ON APPEALS

### 1. 6728 Main Street - Area Variance

The applicant's proposed LED message center sign will be 165 feet from a residential zoning district boundary, whereas, the zoning ordinance requires a minimum setback of 500 feet.

### 2. 3980 Sheridan Drive - Area Variance

The petitioner's proposed replacement wall signs will add an additional ~~116.45~~ 410.49 s.f. of sign area, creating ~~803.75~~ 1047.79 s.f. of total signage for the subject property, whereas, the Zoning Board of Appeals previously granted an area variance allowing for a maximum of 637.3 s.f. of sign area.

### 3. 705 Renaissance Drive - Area Variance

The petitioner's proposed 80.5 s.f. wall sign is not a permitted sign type within a residential zoning district.

### 4. 41 Meadowview Lane - Area Variance

The petitioner's 1,200 s.f. garage will create 1,683 s.f. of total accessory building area, whereas, the zoning ordinance permits a maximum of 1,254 s.f. of building area.

**5. 220 Schoelles Road - Area Variance**

The petitioner's 1,200 s.f. garage will create 1,683 s.f. of total accessory building area, whereas, the zoning ordinance permits a maximum of 1,254 s.f. of building area.

**6. 187 Boxelder Lane - Area Variance**

The petitioner desires to establish a 6 foot high fence 7 feet from the north property line, whereas, the zoning ordinance requires 10 feet minimum, and whereas, the petitioner's proposed shed will be 12 feet from the north property line, whereas, the zoning ordinance requires 25 feet minimum.

**7. 555 Casey Road - Area Variance**

The petitioner's proposed accessory garage will be 1,064 s.f. in area, whereas, the zoning ordinance permits a maximum of 792 s.f. for all accessory structures.

**8. 181 Brenon Road- Area Variance Accessory Structure Area**

The petitioner's proposed accessory garage will create a total of 1749.7 sqft of accessory structures, whereas, the Zoning Ordinance permits a maximum of 75% of the principal dwelling or in this case 1,242 s.f. maximum

**IV. ADJOURN TO THE NEXT ZONING BOARD APPEALS MEETING**