

**AGENDA TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS
AGENDA FOR MARCH 16, 2021**

TO PROTECT OUR EMPLOYEES, RESIDENTS AND VISITORS PLEASE NOTE THE FOLLOWING PROTOCOL THAT IS IN PLACE FOR THE ZONING BOARD MEETING:

1. You must wear a face covering to enter the building and the entire time you are in attendance.
2. You must immediately use the hand sanitizer that will be available at the entrance.
3. All attendees must practice social distancing and have at least 6-ft. space between one another. Attendees who do not comply with these requirements will be asked to leave the building.

MEMBERS: Work Session starts at 6:30 P.M.
(Members please be prompt.)

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Orchard Park, New York will hold a Public Hearing on **Tuesday, the 16th of March, 2021 at 7:00 P.M.** in the **Orchard Park Community Activity Center, 4520 California Road**, in said Town, in the matter of the following appeals:

OLD BUSINESS

1. ZBA File #25-2020, Benderson Development, 3507 N. Buffalo Road, Zoned B-3 (Part of Farm Lot 14, Township 10, Range 7; SBL#161.08-2-1). Requests an Area Variance to allow vehicle parking in the front yard of a proposed Medical Office Building. Vehicle parking is prohibited in the front yard in this B-3 Zone, §144-29A (4). Note: previously removed from 1/19/21 & 2/16/21 agenda by Applicant. Requesting to be placed on 3/16/21 meeting agenda.
2. ZBA File #27-2020, Jason & Meghann Skrok, 141 Bielak Road, Zoned R-3 (Sub Lot 151, Map Cover 1809; SBL#152.09-2-41). Requests an Area Variance to install a 6-ft. high fence in the side street yard. Maximum height of a fence in a side street yard is 3-ft., §144-22A (1). Tabled by the Board to the 3/16/21 meeting.

NEW BUSINESS

1. ZBA File #03-21, Jesse M. Wagner, 5531 Lake Avenue, Zoned R-3 (Part of Farm Lot 28, Township 10, Range 7; SBL#152.13-3-6). Requests (2) Area Variances to construct an addition to a detached garage. First to allow a 5-ft. side setback. Minimum side setback for this R-3 Lot is 10-ft., § 144-9B. Schedule of Height, Lot, Yard & Bulk Regulations. Second, to allow a dominating accessory area. Accessory use area shall not dominate principal use area, § 144-5, terms defined.
2. ZBA File #04-21, Wendy Whelan, 211 Vistula, Avenue, Zoned R-3 (Sub Lot 632 & 633, Map Cover 956; SBL#151.16-2-24). Requests an Area Variance to allow a front porch with a 1-ft. +/- front setback. Setback for demolished porch was 2-ft. +/- . Yard area, if less than required, shall not be further reduced, § 144-20C.
3. ZBA File #05-21, Brandi Magney & Nicholas Zona, V/L – 32 Hampton Court, Zoned R-1 (Sub Lot 46, Map Cover 2611; SBL#173.19-2-13). Requests an Area Variance to construct a single family dwelling with a 60-ft. front setback. Minimum front setback for this lot, per map cover 2611, is 70-ft.

THE PETITIONER OR AN AUTHORIZED REPRESENTATIVE MUST ACCOMPANY EVERY PRESENTATION. ALL PERSONS CONCERNED WITH OR INTERESTED IN THE ABOVE APPEALS WILL BE GIVEN THE OPPORTUNITY TO BE HEARD AT THIS PUBLIC HEARING.

Dated: February 22, 2021
Orchard Park, New York

Lauren Kaczor, Chairwoman
Zoning Board of Appeals