

**AGENDA TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS**  
**AGENDA FOR August 17, 2021**

**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 17th of August, 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 #18-21, Orchard Park Veterinary Medical Center, V/L Windward Road, Zoned I-1, (Part of Farm Lot 27, Township 10, Range 9; SBL#152.19-1-29.111). Requests (2) Area Variances for a proposed medical office project. First, to allow vehicle parking in the front yard. Vehicle parking is prohibited in the front yard in this I-1 Zone, §144-29A (4). Second, to construct a 1,250-sq.ft. maintenance building at this site. Maximum size of an accessory structure building in this I-1 Zone is 240-Sq.ft., §144-24B. Tabled by Board at their 7/20/21 meeting.

**NEW BUSINESS**

1. ZBA File #20-21, Wayne Scheible, 5525 Berg Road, Zoned R-3 (Part of Farm Lot 449, Township 10, Range 7; SBL#152.09-5-1). Requests a Use Variance to allow a Farm Stand on this non-farm parcel §144-30D.
2. ZBA File #21-21, Gregory & Samantha Robinson, 310 Sunset Terrace Zoned R-2 (Sub Lot 310, Map Cover 1853; SBL#162.13-2-9). 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).
3. ZBA File #22-21, Kevin & Brittany Kline, 60 Eaglebrook Drive, Zoned R-3 (Sub Lot 19, Map Cover 2181; 152.11-3-11). Requests an Area Variance to construct an addition with a 14-ft. 11" rear setback. Minimum rear setback for this R-3 Lot is 40-ft. §144-9B, Schedule of Height, Lot, Yard and Bulk Regulations.
4. ZBA File #23-21, Brian & Joelle Druzvik, 5420 Lake Avenue, Zoned R-3 (Part of Farm Lot 449, Township 10, Range 7; SBL#152.13-2-1). Requests a Variance to house (2) Pygmy Goats on this parcel. Farm Animals shall not be housed except on a farm, nor within 100-ft. of any property line of such farm, §144-32A(1).

REMOVED:

5. ~~ZBA File #24-21, Calspan Development & Construction, LLC, V/L Windward Road, Zoned I-1 (Part of Farm Lot 27, Township 10, Range 9; SBL#152.18-2-5). Requests an Area Variance to allow vehicle parking in the front yard. Vehicle parking is prohibited in the Front Yard in this I-1 Zone, §144-29A(4).~~
6. ZBA File #25-21 Ty Romanello, 6907 Cole Road, Zoned A-1 (Part of Farm Lot 57, Township 9, Range 7; SBL#198.00-4-16.112). Requests an Area Variance to construct a garage/storage building which will create a Dominating Accessory Use. Accessory Use area shall not dominate principal use area, §144-5, Terms Defined.

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: July 29, 2021  
Orchard Park, New York

Lauren Kaczor, Chairwoman  
Zoning Board of Appeals