

**TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS
AGENDA FOR JUNE 21, 2022**

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 21st of June, 2022 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:

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

OLD BUSINESS

1. ZBA File #09-22, Brownstone Homes, 6069 Newton Road, Zoned A-1, (SBL# 184.00-4-13.11, part of Farm Lot # 19, Township 9, Range 7). Requests an Area Variance to install a 6ft. high gate and fence in the front yard, 68ft. from the front of lot. Wall, hedge or fence not over three feet high in any front yard or side street yard, provided that such wall, hedge or fence does not obstruct or obscure visibility of or for pedestrians or vehicles approaching or leaving the premises on which the said wall, hedge or fence is erected §144-22A(1) Yard Regulations. The review of this item was tabled at the May ZBA meeting pending receipt of additional information from the Applicant.

NEW BUSINESS

1. ZBA File #12-22, Michael Korchynski & Leslie Hornung, 3829 Baker Road, Zoned R-2, SBL# 162.11-1-7, (Farm Lot 8 Township 9 Range 7). Requests an Area Variance to install a shed forward of the Primary Structure approximately 180 feet from the front lot line. No accessory structure shall be located within the front yard or required side yard §144-24A (1)(b)
2. ZBA File #13-22, Woodridge Park Association, Hastings Drive, Zoned R-3, SBL# 153.14-1-1, (Farm Lot 469 Map Cover 2500). Requests an Area Variance to install a 18 square foot Dwelling Group Complex Sign within a masonry frame totaling approximately 60 square feet. Dwelling Group Identification. One sign not exceeding 16 square feet in any area may identify a Multiple Dwelling or Dwelling Group Complex. Such sign may be illuminated by a nonflashing, shielded light directed away from adjacent streets, highways or properties. Such sign shall be parallel to the street, shall not interfere with a public highway and shall not exceed seven feet in height. When an application for a building permit is submitted to the Planning Board, such sign shall be approved by the Planning Board §144-37 B(1)
3. ZBA File #14-22, James Soloman, 3742 Southwestern Blvd. Zoned I-1, SBL# 161.06-1-15, (Part of Farm Lot 29 Township 10 Range 7). Requests an Area Variance for a 30 foot front setback for Primary Structure. Minimum 50 foot front setback, §144-14 Height, Lot, Yard, and Bulk supplement
4. ZBA FILE #15-22, John & Jennifer Propis, 27 Hearthstone Terrace, Zoned R-1, SBL# 186.09-1-10, Sub Lot 34 Map Cover 3190. Requests an Area Variance for an in-ground pool in the required side yard. No swimming pool will be permitted in a front yard or required side yard, §144-30(6)(d). Also requests an Area Variance for a 6 foot fence in the side street yard. Wall, hedge or fence not over three feet high in any front yard or side street yard, provided that such wall, hedge or fence does not obstruct or obscure visibility of or for pedestrians or vehicles approaching or leaving the premises on which the said wall, hedge or fence is erected. §144-22 A(1) Yard regulations.

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: 5/25/22
Orchard Park, New York

Lauren Kaczor, Chairwoman
Zoning Board of Appeals