

# TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS

## AGENDA FOR MARCH 21, 2023

**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 March, 2023 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.)

### NEW BUSINESS

1. ZBA File #05-23, John Chrynowicz, 4990 Ellicott Road, Zoned R-2, SBL# 173.17-1-3, (Farm Lot 13, Township 9, Range 7). Requests two (2) Area Variances for a pole barn. The first Area Variance is for the barn to be forward of the primary structure with a 16 foot front setback. *Minimum front setback in an R-2 zone is 40 feet, §144 Attachment 14:1 Schedule of Height, Lot, Yard and Bulk Regulations.* The second Area Variance is that the barn exceeds the footprint of the primary structure by 338 square feet. *A use customarily incidental and subordinate to the main use or building and located on the same lot therewith. In no case shall such "accessory use" dominate, in area, extent or purpose, the principal lawful use or building, except that vehicle parking areas may be larger than building area, §144-5 Terms defined.*
2. ZBA File #06-23, Towne Hyundai, 3525 Southwestern Blvd., Zoned B-2, SBL# 161.07-7-7.1, (part of Farm Lot 22, Township 10, Range 7). Requests an Area Variance to replace the existing 10 foot sign with a 16 foot high monument sign, 120 square feet in area with a 21 square foot text area. *A freestanding sign with a solid supporting base, not exceeding 30 square feet in area or five feet in height. Where sign surface and base are the same dimension, the text of the sign shall not exceed 20 square feet, §144-5 Terms defined.*
3. ZBA File #07-23, Bliss Construction, 4370 South Taylor Road, Zoned I-1, SBL# 172.07-1-6.1, (part of Farm Lot 23, Township 9, Range 7). Requests an Area Variance for a 9 foot side setback adjoining a residence. *Minimum side setback in an I-1 Zone adjoining a residence is 20 feet, §144 Attachment Schedule of Height, Lot, Yard, and Bulk Regulations.*
4. ZBA File #08-23, Frank & Mary Albert, 3837 North Freeman Road, Zoned R-2. SBL# 162.10-2-11, (part of Farm Lot 8, Township 9, Range 7). Requests an Area Variance to replace their storm damaged garage in the existing location forward of the primary structure. *No accessory structure shall be located within the front yard or required side yard, §144-24(A)(1)(b).*

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: 2/27/23  
Orchard Park, New York

Lauren Kaczor Rodo, Chairwoman  
Zoning Board of Appeals