

TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS

AGENDA FOR MAY 16, 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 16th of May, 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.)

OLD BUSINESS

1. ZBA File# 06-23, Towne Hyundi, 3525 Southwestern Blvd., Zoned B-2, SBL# 161.07-7-7.1, (part of Farm Lot 22, Township 9, Range 7). Requests an Area Variance to replace the existing 10 foot high monument sign with a 12 foot high monument sign, with a 93 square foot area and 18 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 Monument Sign Terms Defined.* This case was tabled at the March 21, 2023 ZBA meeting.
2. ZBA File# 10-23 (old ZBA File # 23-21), Brian & Joelle Druzvik, 5420 Lake Avenue, Zoned R-3, SBL# 152.13-2-1 (part of Farm Lot 449, Township 10, Range 7). Requests an Area Variance to continue to house their goats on the property. *Any parcel of land containing at least five acres which is used for gain in the raising of agricultural products, livestock, poultry or dairy products, §144-5 Farm Terms defined.* This is a review of a Variance granted on 8/17/2021.

NEW BUSINESS

1. ZBA File# 09-23, Joseph Hayden, 7022 Gartman Road, Zoned A-1, SBL# 198.00-1-30.112 (previously part of SBL# 198.00-1-30.1), (Part of Farm Lot 2, Township 9, Range 7). Requests an Area Variance to construct a 10 foot x 14 foot shed, 20 feet from the side lot line. *Minimum side yard setback in an A-1 zone is 30 feet, §144 Attachment 15 Schedule of Height, Lot, Yard, and Bulk Regulations.*
2. ZBA File# 11-23, Dan & Michelle Bardwell, 6042 Emerson Drive, Zoned R-3, SBL# 161.20-6-50, (Sub Lot 55, Map Cover 2363). Requests an Area Variance to construct an 8 foot x 10 foot shed, 4 feet from the side lot line and 5.75 feet from the rear lot line. *Minimum side and rear setbacks in an R-3 zone is 10 feet each, § 144 Attachment 14:1 Schedule of Height, Lot, Yard, and Bulk Regulations.* The Applicant has a legal nonconforming lot which allows an 8 foot minimum side set back as per code §144-20 A(2).

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: 4/18/2023
Orchard Park, New York

Lauren Kaczor Rodo, Chairwoman
Zoning Board of Appeals