

TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS

AGENDA FOR AUGUST 15, 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 15th of August, 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 6:00 P.M. (Members please be prompt.)

NEW BUISINESS

1. ZBA File #28-23, Michael Gengo, V/L Powers Road, Zoned R-2, SBL# 184.00-2-11.1, (Farm Lot 28, Township 9, Range 7). Requests an Area Variance to divide a 194.45 foot wide parcel into two (2) buildable lots 97.72 feet wide. *Minimum width for lots in an R-2 zone is 110 feet, §144 Attachment 15 Schedule of Height, Lot, Yard, and Bulk Regulations.*
2. ZBA File #29-23, Jim & Janine Wardlaw, 4417 Freeman Road, Zoned R-1, SBL# 173.06-5-2, (Part of Farm Lot 7, Township 9, Range 7). Requests an Area Variance to replace the existing shed with a 16 foot x 24 foot shed increasing the lot coverage to 18.86%. *Minimum lot coverage in an R-1 Zone is 15%, §144 Attachment 14 Schedule of Height, Lot, Yard, and Bulk Regulations.* This item received a previous Variance increasing the lot coverage on 10/21/14.
3. ZBA File #30-23, Alicia & Corey Collins, 94 Autumn Lane, Zoned R-2, SBL# 184.06-1-42, (Sub Lot 42, Map Cover 3707). Requests an Area Variance to move the existing shed to the rear most part of property with a 0 foot setback each side lot line on this pie-shaped lot. *Minimum side setback in an R-2 Zone is 15 feet, §144 Attachment 15 Schedule of Height, Lot, Yard and Bulk Regulations.*
4. ZBA File #31-23, Dan Szczublewski, 44 Lakewood Drive, Zoned R-3, SBL# 152.11-1-14, (Sub Lot 242, Map Cover 2174). Requests an Area Variance to install a 18 foot x 12 foot storage shed 3 feet from the side lot line. *Minimum side setback in an R-3 Zone is 10 feet, § 144 Attachment 14 Schedule of Height, Lot, Yard, and Bulk Regulations.* Applicant has a legal non-conforming lot that allows a 7 foot side setback, §144-20 A(2).
5. ZBA File #32-23, William Hamm, 4500 Abbott Road, Zoned R-3, SBL# 171.08-5-18.2, (Part of Farm Lot 38, Township 9, Range 7). Requests an Area Variance to remove an existing house at the rear of the property and replace with a new single family dwelling. *Multiple Residences not permitted in an R-3 Zone, §144 Attachment 5 Schedule of Height, Lot, Yard, and Bulk Regulations.*
6. ZBA File #33-23, Brandy & Kyle Tedesco, 39 Hilltowne Drive, Zoned R-2, SBL# 172.19-1-18, (Sub Lot 31, Map Cover 2940). Requests an Area Variance to place their 16 foot x 12 foot existing shed 10 feet from the side lot line. *Minimum side setback in an R-2 Zone is 15 feet, §144 Attachment 15 Schedule of Height, Lot, Yard, and Bulk Regulations.*
7. ZBA File #35-23, Frank Nowakowski, 3755 Abbott Road, Zoned R-3, SBL# 161.09-3-12, (Sub Lots 57 & 58, Map Cover 897). Requests a Variance to park vehicles during stadium events. *Only parking lots in existence on May 3, 2017, are allowed hereunder, and all others are specifically prohibited, §144-12C.*

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: 7/26/2023
Orchard Park, New York

Lauren Kaczor Rodo, Chairwoman
Zoning Board of Appeals