

TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS

AGENDA FOR SEPTEMBER 19, 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 19th of September, 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# 37-23, Patrick Pannell, 37 Golden Crescent Way, Zoned R-3, SBL# 161.15-1-31, (Sub Lot 12, Map Cover 3472). Requests an Area Variance to place their storage shed 4 feet from the side property line. *Minimum side setback in an R-3 zone is 15 feet, §144 Attachment 15 Schedule of Height, Lot, Yard, and Bulk Regulations.*
2. ZBA File# 38-23, Samuel Puleo, 6314 Chestnut Ridge Road, Zoned A-1, SBL# 197.00-3-9.1, (Part of Farm Lot 10, Town 9, Range 7). Requests an Area Variance to construct a 72 foot by 64 foot accessory structure which would cause the total of all accessory structures to exceed the primary structure by 2,356 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 Accessory use Terms defined.*
3. ZBA File# 39-23, Michael and Leslie Rakowski, 59 Coventry Lane, Zoned R-1, SBL# 173.07-1-44, (Sub Lot 98, Map Cover 2337). Requests an Area Variance to place a storage shed 38 feet from the front property line. *Minimum front setback in an R-1 zone is 50 feet, §144 Attachment 14 Schedule of Height, Lot, Yard and Bulk Regulations.*
4. ZBA File# 40-23, Gregory and Corrie Tonucci, 5 Hilltowne Drive, Zoned R-2, SBL# 172.19-1-34, (Sub Lot 25, Map Cover 2940). Requests two (2) Area Variances for the placement of a storage shed. The first Variance is to place the storage shed 7 feet from the side lot line. The second Variance is to place the shed 7 feet from the rear lot line. *Minimum side and rear setback in an R-2 Zone is 15 feet, §144 Attachment 14 Supplement Height, Lot, Yard, and Bulk 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.