

TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS

AGENDA FOR JULY 16, 2024

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 July, 2024 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# 30-24, James Canazzi, 3189 Baker Road, Zoned R-2, SBL# 153.15-1-12, (Part of Farm Lot 466, Township 10, Range 7). Requests an Area Variance to remove existing garage and construct a 40 foot x 32 foot pole barn with a 16 foot x 32 foot attached covered porch. Accessory structure exceeds primary structure by 583 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# 31-24, Felix & Ruth Hromchak, 16 Forsythia Court, Zoned R-2, SBL# 172.03-2-15, (Sub Lot 3, Map Cover 2186). Requests an Area Variance to place a 5 foot x 6 foot storage shed 5 feet from the side lot line. *Minimum side yard setback in an R-2 Zone is 10 feet, §144-9.*
3. ZBA File# 32-24, Tammaso Briatico, 5504 Lake Avenue, Zoned R-3, SBL# 152.13-2-15, (Farm Lot 449). Requests an Area Variance to construct a 10 foot addition and 11.33 foot accessible ramp at the front of the house leaving a 26.31 foot house setback and 15.31 foot front setback to the ramp. *Minimum front yard setback in an R-3 Zone is 30 feet, §144-9.*
4. ZBA File# 33-24, Catholic Health/Father Baker Manor, 6400 Powers Road. Zoned R-2, SBL# 184.12-3-10.2) (Part of Farm Lot 12, Township 9, Range 7) Requests an Area Variance to replace a collapsed freestanding sign with a new Monument Sign. This proposed Monument Sign exceeds allowable sign area in this R-2 Zone. *§144-37, Signs in R or A districts.*
5. ZBA File# 34-24, Nathan Randall, 35 Kathryn Drive, Zoned R-1, SBL# 162.14-3-15, (Farm Lot 8 Town 9 Range 7). Requests 2 Area Variances. First Variance is to construct a 4,800 square foot garage and 785 square foot addition to an existing 645 square foot garage. Total of all accessory structures exceeds the primary structure by 2,947 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.* Second Variance is for the addition on the existing garage for a 22.6 foot front setback. *Minimum front setback in an R-1 Zone is 50 feet, §144-9.*
6. ZBA File# 20-24, Victor Zelenov, 40 Hillsboro Drive, Zoned R-1, SBL# 185.11-2-3, (Sub Lot 3, Map Cover 2471). Requests an Area Variance to install a 7 foot fence in the rear yard. *A fence or wall may be erected in any residentially zoned district (R-1, R-2, R-3, R-4, A-1), after securing a permit: In any rear yard or interior side yard, provided that the fence, wall or hedge does not exceed six feet in height, §144-22A(1)(a).*

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: 6/19/2024
Orchard Park, New York

Lauren Kaczor Rodo, Chairwoman
Zoning Board of Appeals