

TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS

AGENDA FOR JANUARY 21, 2025

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 January, 2025 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. File #01-25, Timothy Shanahan, 16 Wentworth Drive, Zone R-3, SBL# 161.15-2-21 (Sub Lot, Map Cover 3472) Requests 2 Area Variances for 2 separate sheds. The First Area Variance is to have a 8 foot x 10 foot shed in the side yard, 2 feet from the side lot line. The second Area Variance is to have a 12 foot x 8 foot shed in the rear yard 5 feet from the side lot line. *Minimum side yard setback in a R-3 Zone is 15 feet, §144-15 Attachment Height, Lot, Yard and Bulk Regulations.*
2. File #02-25, James Atkinson, 7971 Behm Road, Zoned A-1, SBL# 198.00-4-12, (Farm Lot 65, Township 9 Range 7), Requests an Area Variance to construct a 26 foot x 24 foot pole barn, 26 feet from the side lot line. *Minimum side setback in an A-1 Zone is 30 feet, §144-15 Attachment Height, Lot, Yard and Bulk Regulations.*
3. File #03-25, (Previous File# 21-23), Ellicott Development, 4297 Abbott Road, Zoned B-2, SBL# 172.05-1-1.1, (Part of Farm Lot 39 Town 9 Range 7). Requests an extension on the previous granted Area Variances. *Expiration of variance, §144-63-D(2)(d).*
4. File #04-25, Kelly & David Denz, Stoughton Lane, Requests an Area Variance to have a 2nd permanent subdivision sign for Forest Creek Estates where Norwood and Stoughton Lanes meet East Quaker Street. *Permanent subdivision identification signs. One non illuminated sign not exceeding 16 square feet in area may identify a permanent subdivision. Such signs shall not exceed seven feet in height and shall not interfere with the visibility from any driveway at its intersection with a public highway. Such signs shall be approved by the Planning Board, §144-37C. [Amended 1-2-1991]*
5. File #05-25, West Herr Dodge, 3599 Southwestern Blvd., Zoned B-2, SBL# 161.07-6-3.111, (Part of Farm Lot 25, Township 9, Range 7). Requests 4 Area Variances to put up a 20 foot high, 51.21 square foot pedestal sign with a 1.8 foot wide post on the same lot with a freestanding sign. *Maximum 16 feet high, and a maximum 8 inch wide post as per Pedestal signs terms defined §144-5. Size. One pedestal sign, not exceeding 40 square feet in total surface area of any one surface or 80 square feet in area of all surfaces, §144-38C(2).* Pedestal and freestanding signs are not allowed on the same lot. *Erection of pedestal signs as set forth in this subsection shall preclude erection of a freestanding sign as set forth in Subsection B, §144-38C(3).* Previous ZBA File #30-13 for the sign to be moved, currently located at 3551 Southwestern Blvd.

THE PETITIONER OR AN AUTHORIZED REPRESENTATIVE MUST ACCOMPANY EVERY PRESENTATION. ALL PERSONS CONCERNED WITH OR INTERESTED IN THE ABOVE APPEALS WILL BE GIVEN THE OPPOR/TUNITY TO BE HEARD AT THIS PUBLIC HEARING

Dated: 12/30/24
Orchard Park, New York

Lauren Kaczor Rodo, Chairwoman
Zoning Board of Appeals