

TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS

AGENDA FOR JUNE 18, 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 18th of June, 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#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).*
2. ZBA File# 21-21, 1 Highcroft Lane, Paperwork missing.
3. ZBA File# 22-24, Kristilynn Becker, 2324 Southwestern Blvd., Zoned R-3, SBL# 153.08-1-10, (Sub Lot 10, Map Cover 2030). Requests an Area Variance to install a 15 square foot freestanding sign in the front yard. *One non-illuminated sign not exceeding two square feet in area, indicating the name of the resident or identifying a permitted use, may be located on the principal building or a separate post support not closer to any street than a distance equal to 1/2 the required setback from such street and not exceeding seven feet in height. No permit shall be required for such signs, §144-37A(1). This property was previously granted a Variance to operate a dog grooming business out of a residence on 6/20/23 (ZBA File #16-23).*
4. ZBA File# 23-24, Devan Farrell, 4817 Bussendorfer Road, Zoned R-2, SBL# 172.03-1-3.111, (Lot 38, Township 9, Range 7). Requests an Area Variance to house chickens on this property. *No storage of manure or other odor-producing or dust-producing substance or use shall be hereafter established and no building or pen shall be used, erected or changed in use to house or contain horses or other farm animals, chickens or other fowl or a dog kennel except on a farm as herein defined nor within 100 feet of any property line of such farm or of a stream or waterway, §144-32A(1). Farm: 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. It includes necessary farm structures within the prescribed limits, the storage of equipment used and the use of temporary stands for the sale of the produce of the "farm" on which located. It excludes the raising of fur-bearing animals, riding academies, public stables and dog kennels. Private stables and the breeding and training of not more than six dogs owned by the owner or tenant of the premises is allowed. §144-5 Terms defined.*

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: 5/20/2024

Orchard Park, New York

Lauren Kaczor Rodo, Chairwoman
Zoning Board of Appeals