

# TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS

## AGENDA FOR AUGUST 20, 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 20th of August, 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# 35-24, Daniel Blattenberger, 4663 Abbott Road, Zoned R-3, SBL# 171.12-4-18, (Farm Lot 38, Township 9, Range 7). Requests an Area Variance to construct a 32 foot x 32 foot pole barn next to his existing garage. Total of accessory structures is 1,744 square feet and exceeds the primary structure by 120.64 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# 36-24, Kaitlyn Schnieder, 6293 (V/L) Webster Road, Zoned R-3, SBL# 161.00-3-27.1, (Farm Lot 24, Township 9, Range 7). Requests 2 Area Variances to construct a new house with a 30 foot 4 inch front setback and a 10.67 foot side setback. *Minimum front setback in an R-3 zone is 40 feet, minimum side setback is 15feet, §144-9.*
3. ZBA File# 37-24, Rosemary M. Messina, 7370 Milestrip Road, Zoned R-2 SBL #153.19-1-20, (Part of Farm Lot 11, Township 10, Range 7). Requests 2 Area Variances to house chickens 45 feet from both side lot lines. *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 §144-32-A-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: 7/23/2024  
Orchard Park, New York

Lauren Kaczor Rodo, Chairwoman  
Zoning Board of Appeals