

TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS

AGENDA FOR SEPTEMBER 17, 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 17th of September, 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# 38-24, Richard Barnes, 47 Birdsong Parkway, Zoned R-1, SBL# 173.12-1-24, (Sub Lot 74, Map Cover 3207). Requests an Area Variance to enlarge a previously ZBA granted patio from 22 foot x 16 foot to 30' x 16' for a 16.16% lot coverage. Initial ZBA File #15-05 granted 15% lot coverage when house was built. *Current lot coverage in R-1 zone is 14%, §144 Attachment 15 Bulk, Yard Lot Regulations.*
2. ZBA File# 39-24, Nathan Randall, 35 Kathryn Drive, Zoned R-1, SBL# 16.14-3-15, (Farm Lot 8, Township 9, Range 7). Requests 3 Area Variances. First Area Variance is to construct a 3600 square foot garage and a 785 square foot addition to the existing 645 square foot garage. Total of all accessory structures exceeds the primary structure by 1,747 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.* Second Area Variance is for the 3,600 square foot garage to have a 19.5 foot height. *Maximum height accessory is 15 feet § 144 Attachment 14 Height, Lot, Yard, Bulk Regulations.* Third Area Variance is for a 22.5 foot front setback for the garage addition. *Front yard setback in an R-1 Zone is 50 feet, §144 Attachment 14 Height, Lot, Yard Bulk Regulations.* Initial ZBA File # 34-24 Denied Variances to exceed the primary structure by 2,947 square feet and for a front yard setback of 22.6 feet.
3. ZBA File# 40-24, Silver Grove Financial Group, 400 Sterling Drive, Zoned I-1, SBL# 152.19-1-30, (Part of Farm Lot 27, Township 10, Range 7). Requests 2 Area Variances for a monument sign. First Area Variance is for the sign to be 9.33 feet in height and the second is for the sign to be 54 square feet. *A freestanding sign with a solid supporting base, not exceeding 30 square feet in area or five feet in height. Where sign surface and base are the same dimension, the text of the sign shall not exceed 20 square feet. [Added 8-6-1997] §144-5 Monument sign, 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 OPPOR/TUNITY TO BE HEARD AT THIS PUBLIC HEARING

Dated: 8/20/24
Orchard Park, New York

Lauren Kaczor Rodo, Chairwoman
Zoning Board of Appeals