

TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS

AGENDA FOR NOVEMBER 19, 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 19th of November, 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# 41-24, Liberatore Management Group, 44 Willowbrook Drive, Zoned R-2, SBL# 172.03-1-4.1, (Part of Farm Lot 37, Township 9, Range 7). Requests an Area Variance to construct a 24 foot by 16 foot addition onto the existing garage impeding into the required front yard. *Required area or space cannot be reduced. The area or dimensions of any lot, yard, parking area or other space shall not be reduced to less than the minimum required by this chapter, except as provided in this chapter, and, if already less than the minimum required by this chapter, said area or dimension may be continued but shall not be further reduced, §144-20C.*
2. ZBA File# 47-24, Joel & Brittany Durinka, 10 Hidden Oak Court, Zone R-2, SBL# 184.08-4-3, (Sub Lot 3, Map Cover 3478). Requests an Area Variance to construct a covered patio 6.5 feet from an in-ground spa/pool. *No swimming pool shall be located closer than 10 feet to any building nor closer than 10 feet to any rear lot line. No swimming pool shall occupy more than 10% of the total area of the premises, §144-30C(6)(c). Swimming pool- Enclosed body of water, either above or below ground, enclosed by concrete, steel, plastic, canvas or other material §144-5 Terms defined.*
3. ZBA File# 48-24, Deloris Getz, 5252 Dorst Drive, Zoned A-1, SBL# 197.03-1-5, (Part of Farm Lot 33, Township 9, Range 7). Requests Area Variances to divide a parcel for a future single family dwelling construction. 1.) Dimensions for these lots shall conform with the applicable Schedule of Regulations, *§144-9B Attachments 14 & 15.* 2.) Proposed habitable floor area is 720 square feet. Minimum habitable floor area is 1,200 square feet *§144 attachment 16.*
4. ZBA File# 49-24, Ryan & Beth Keem, 184 East Abbott Grove, Zone R-3, SBL# 161.09-3-20, (Lot 48 Map Cover 897). Requests an Area Variance to remove the existing carport and construct a 2 car garage 5 feet from the side lot line. *Minimum side setback for 80 foot wide lot is 7 feet. Nonconforming lots 60 feet in width or less shall have a side yard setback of five feet. Side yard setbacks of nonconforming lots greater than 60 feet shall increase one additional foot for each 10 feet of width up to the minimum side yard setback set forth in this chapter. Where said lot is adjacent to any street, a side yard conforming to that set forth in § 144-22D shall be required, §144-20A(2).* The minimum side setback for this lot is 7 feet.

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: 10/23/24
Orchard Park, New York

Lauren Kaczor Rodo, Chairwoman
Zoning Board of Appeals