

**TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS**  
**“REVISED” AGENDA FOR AUGUST, 2020**

**MEMBERS:** Work Session starts at 6:30 P.M.  
(Members please be prompt.)

**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 August, 2020 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:

**NEW BUSINESS**

1. ZBA File #15-2020, Gary Ovitt, 6139 Bunting Road, Zoned A-1, (Part of Farm Lot 27, Township 9, Range 7; SB:#197.00-3-64). Requests an Area Variance to construct a barn which will create a dominating accessory use. Accessory use area shall not dominate principal use area, §144-5, Terms Defined.
2. ZBA File #16-2020, Michael Anderson, 16 West Royal Hill, Zoned R-3, (Sub Lot 42, Map Cover 2521; SBL#153.10-1-42). Request (2) Area Variances to construct an addition to this dwelling. First, to allow a 26.3' rear setback. Minimum rear setback for this R-3 lot is 30', §144-22F. Second, to allow 23.3% lot cover. Maximum lot cover for this R-3 lot is 20%, §144-9B, Schedule of Height, Lot, Yard & Bulk Regulations.
3. ZBA File #17-2020, Mark & Dawn Kim, 1 Montclair Lane, Zoned R-1, (Sub Lot 29, Map Cover 3119; SBL#162.11-4-5). Requests an Area Variance to construct a detached garage, with a 10' side setback. Minimum side setback for this R-1 lot is 15', §144-9B, Supplemental Schedule of Height, Lot, Yard & Bulk Regulations.
4. ZBA File #18-2020, Kenneth & Tammy Kruszka, 5531 Draudt Road, Zoned R-2, (Part of Farm Lot 28, Township 9, Range 7; SBL#184.00-2-36). Requests an Area Variance to extend a detached garage within the front yard. Required space cannot be reduced, §144-20C.
5. ZBA File #19-2020, James Militello, 7014 East Quaker Road, Zoned R-2, (Part of Farm Lots 7 & 8, Township 9, Range 7; SBL#162.18-2-10). Requests an Area Variance to install a 4.5' high fence in the side street yard. Maximum height of a fence in a side street yard is 3', §144-22 A (1).
6. ZBA File #20-2020, Maria Dee, 18 Hilltowne Drive, Zoned R-2, (Sub Lot 4, Map Cover 2940; SBL#172.19-1-5). Requests an Area Variance to construct a swimming pool deck with a 4' rear setback. Minimum rear setback for this R-2 Lot is 10', §144-9B, Supplemental Schedule of Height, Lot, Yard & Bulk Regulations.
7. ZBA File #21-2020, Telly Forcucci, 37 Winterhall Road, Zoned R-1, (Sub Lot 22, Map Cover 2436; SBL#173.07-3-22). Requests an Area Variance to construct a detached garage with a 6' side setback. Minimum side setback for this R-1 lot is 15', §144-9B, Schedule of Height, Lot, Yard & Bulk Regulations.

REMOVED

8. ~~ZBA File #11-2020, Up State Tower Company & Buffalo-Lake Erie Wireless Systems Company, 75 Weiss Avenue, Zoned R-3/B-2, Part of Farm lot 456, Township 10, Range 7; SBL#152.12-3-1.11). Requests Site Plan review and Tower Permit Approval for a 160-ft. monopole tower and telecommunication facility as required by Chapter 144, Article VII.~~

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: August 3, 2020  
Orchard Park, New York

Lauren Kaczor, Chairwoman  
Zoning Board of Appeals