

**TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS
AGENDA FOR MAY 17, 2022**

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 May, 2022 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 #08-22, Brian Pierrot, 268 Summitt Avenue, Zoned R-3, (SBL# 152.13-4-19, Lot #'s 22, 23, 24, Map Cover 916). Requests an Area Variance to construct an accessory structure being a 40ft. x 26ft. detached garage that exceeds the footprint of the primary structure. Accessory Use - 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 #09-22, Brownstone Homes, 6069 Newton Road, Zoned A-1, (SBL# 184.00-4-13.11, part of Farm Lot # 19, Township 9, Range 7). Requests an Area Variance to install a 6ft. high gate and fence in the front yard, 68ft. from the front of lot. Wall, hedge or fence not over three feet high in any front yard or side street yard, provided that such wall, hedge or fence does not obstruct or obscure visibility of or for pedestrians or vehicles approaching or leaving the premises on which the said wall, hedge or fence is erected §144-22A(1) Yard Regulations.
3. ZBA File #10-22, Regency Builders, 20 Wentworth Drive, Zoned R-3, (SBL# 161.15-2-19, Sub Lot 74 Map Cover 3472). Requests an Area Variance for side setback of primary structure under construction at 12.88ft. Minimum side setback is 15 feet §144 Bulk Rates, Attachment #15, Supplement #86.
4. ZBA File #11-22, Alliance Homes, 7022 Gartman Road, Zoned A-1, (SBL# not issued yet, part of Lot 2 Township 9 Range 7). Requests an Area Variance for front setback of primary structure under construction at 55.47ft. Minimum front setback is 75 feet. §144 Bulk Rates, Attachment #15, Supplement #86.

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: 4/27/22
Orchard Park, New York

Lauren Kaczor, Chairwoman
Zoning Board of Appeals