

TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS

AGENDA FOR AUGUST 16, 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 16th of August, 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 #19-22, John Wohlfeil, 3981 California Road, Zoned R-3, SBL#161.03-1-30.1, (Sub Lot 1 Map Cover 2349). Requests an Area Variance to construct a 22 foot x 32 foot detached garage with carport in the front yard. *No accessory structure shall be located within the front yard or required side yard §144-24 A(1)(b).*
2. ZBA File # 20-22, Jessica Getty, 3 Old Salem Court, Zoned R-2, SBL# 184.09-6-12, (Sub Lot 16 Map Cover 2450). Requests an Area Variance to install a 4 foot tall wrought iron fence 48 feet into the front yard and 8 feet into the required side yard. *Wall, hedge or fence not over 3 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 any pedestrians or vehicles approaching or leaving the premises on which the said wall, hedge or fence is erected, §144-22 A(1).*
3. ZBA File #21-22, Jeremy Page, 5925 Webster Road, Zoned R-3, SBL#161.11-1-8, (FL29 T9 R7). Requests a Use Variance to repair vehicles and also to store his electrical equipment for his business. *In any district, whenever a nonconforming use of land, premises, building or structure or any part or portion thereof has been discontinued for a period of one (1) year, such nonconforming use shall not thereafter be reestablished, and all future use shall be in conformity with the provisions of this chapter. Such discontinuance of the active and continuous operation of such nonconforming use or a part or portion thereof for such a period of one (1) year is hereby construed and considered to be an abandonment of such nonconforming use, regardless of any reservation of an intent not to abandon same or an intent to resume active operations. If actual abandonment in fact is evidenced by the removal of buildings, structures, machinery, equipment and other evidences of such nonconforming use of the land and premises, the abandonment shall be construed and considered to be completed within a period of less than one (1) year and all rights to establish or continue such nonconforming use shall thereupon terminate, §144-57.*

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: 7/22/2022
Orchard Park, New York

Lauren Kaczor, Chairwoman
Zoning Board of Appeals