

# TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS

## AGENDA FOR SEPTEMBER 20, 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 20th of September, 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 #22-22, Lisa Ryszka, 18 Autumn Lane, Zoned R-2, SBL# 184.06-1-62, (Sub Lot 62, Map Cover 3707). Requests two Area Variances to construct a utility shed. The first Variance is for the shed to be located with a 30 foot front setback. *Front yard setback in R-2 Zone is minimum 50 feet. Section §144 Attachment 15, Bulk Regulations, Supplement 86.* The second Variance is to locate the shed between the principle structure and the street. *No accessory structure shall be located within the front yard or required side yard. §144-24 A(1)(b).*
2. ZBA File #23-22, Buffalo Best Catering, 3071 Abbott Road, Zoned B-2, SBL# 151.12-5-1, (part of Farm Lot 488, Township 10, Range 7). Requests an Area Variance to re-continue the use of the existing, non-conforming pedestal sign. *Notwithstanding any other provisions of this chapter, any automobile wrecking yard and any billboard, advertising structure or nonconforming sign in existence in any district on the date of the original enactment of the ordinance from which this chapter is derived shall, at the expiration of one year from such date, become a prohibited and unlawful use and shall be discontinued. §144-58.*

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: 8/22/2022  
Orchard Park, New York

Lauren Kaczor, Chairwoman  
Zoning Board of Appeals