

TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS

AGENDA FOR OCTOBER 18, 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 18th of October, 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 #24-22, Michael Horrigan, 6515 Cole Rd., Zoned A-1, SBL# 198.00-2-15.12, (Part of Farm Lot 58, Township 9, Range 7). Requests 2 Area Variances to construct a carport on the side of an existing garage. The first Variance is to allow all structures on the property to have a combined lot coverage of 10.4%. *Maximum lot coverage allowed is 8%, §144 Attachment 14:1 Height, Lot, Yard, and Bulk Regulations.* The second Variance is to allow a side yard setback for the structure of 14 feet. *Minimum side yard setback is 20 feet, §144 Attachment 14:1 Height, Lot, Yard, and Bulk Regulations.*
2. ZBA File #25-22, James McCarthy, 34 Middlebury Rd., Zoned R-1, SBL# 185.08-2-19.1, (Sub Lot 357, Map Cover 2335 and Part of Sub Lot 358, Map Cover 2334). Requests an Area Variance to install a tool shed 5 feet from the side property line of the rear yard. *Minimum side setback for accessory structure in R-1 zone is 15 feet, §144 Attachment 15:1 Height, Lot, Yard, and Bulk Regulations.*
3. ZBA File #26-22, Dollar General, 6017 Big Tree Rd., Zoned B-2, SBL#s 172.08-4-5 and 172.08-4-4, (Part of Farm Lot 23, Township 9, Range 7). Requests an Area Variance for 16 fewer car spaces than the 53.2 spaces required. *Retail or mercantile establishments, stores or service shops: one off-street parking space for each 200 square feet of floor area, exclusive of parking areas provided for employees on the same premises. Additional off-street parking may be required by the Town Board in the case of shopping centers on sites of two acres or more, §144-29A(3)(c).*

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: 9/27/2022
Orchard Park, New York

Lauren Kaczor, Chairwoman
Zoning Board of Appeals