

**\*\*\*REVISED\*\*\*TOWN OF ORCHARD PARK – ZONING BOARD  
OF APPEALS AGENDA FOR MAY 21, 2024**

**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 21st of May, 2024 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.)

**\*\*\*NOTE: Item #5 was removed by the Applicant\*\*\***

**NEW BUSINESS**

1. ZBA File #12-24, (Previously File #29-21). Pleasant Acres West LLC, V/L 6088 New Taylor Road, Zoned R-3, SBL# 161.15-2-33 (Sub Lot 86, Map Cover 3427). Requests 4 Area Variances to construct a two-family dwelling on this parcel. 1<sup>st</sup> Variance is for lot width of 110 feet where 125 minimum feet is required. 2<sup>nd</sup> Variance is for lot depth of 150 feet where 175 minimum feet is required. 3<sup>rd</sup> Variance is for lot area of 15,821 square feet where 24,000 minimum square feet is required. 4<sup>th</sup> Variance is for a 24 foot side setback where 25 minimum feet is required. *§144-9B Supplement schedule of height, lot, yard, and bulk regulations.*
2. ZBA File #13-24, (Previously File #31-21). Pleasant Acres West LLC, V/L 6116 New Taylor Road, Zoned R-3, SBL# 161.15-2-31 (Sub Lot 85, Map Cover 3472). Requests 3 Area Variances to construct a two-family dwelling on this parcel. 1<sup>st</sup> Variance is for lot width of 110 feet where 125 minimum feet is required. 2<sup>nd</sup> Variance is for lot depth of 150 feet where 175 minimum feet is required. 3<sup>rd</sup> Variance is for lot area of 16,500 square feet where 24,000 minimum square feet is required. *§144-9B Supplement schedule of height, lot, yard, and bulk regulations.*
3. ZBA File #14-24, (Previously File #30-21). Pleasant Acres West LLC, V/L 6126 New Taylor Road, Zoned R-3, SBL# 161.15-2-30 (Sub Lot 84, Map Cover 3472). Requests 3 Area Variances to construct a two-family dwelling on this parcel. 1<sup>st</sup> Variance is for lot width of 110 feet where 125 minimum feet is required. 2<sup>nd</sup> Variance is for lot depth of 150 feet where 175 minimum feet is required. 3<sup>rd</sup> Variance is for lot area of 16,500 square feet where 24,000 minimum square feet is required. *§144-9B Supplement schedule of height, lot, yard, and bulk regulations.*
4. ZBA File #15-24, Sheldon Smith Esquire, 1 Falconcrest Drive, Zoned R-2, SBL# 153.14-8-29 (Farm Lot 464, Township 10, Range 7). Requests an Area Variance to install 94 feet of 42 inch tall chain link fence in the front yard. *§Chain link fences in front yard are prohibited §144-22D(4).*
- ~~\*\*5. ZBA File #16-24, Leslie Hornung, 3829 Baker Road, Zoned R-2, SBL #162.11-1-7 (Farm Lot 8, Township 9, Range 7). Requests an Area Variance for an 8 foot tall wood fence in the front yard to enclose a garden. *Such fence or wall or hedge shall in no event enclose a front yard; nor shall it exceed four feet in height. A fence shall be of open, decorative design and permit clear visibility through at least 80% of its vertical area §144-22A(2)(c).*~~
6. ZBA File #17-24, Michael & Mary Cormier, 5891 Seufert Road, Zoned A-1, SBL# 197.00-4-2.11, (Part of Farm Lot 17 & 25, Township 9, Range 7). Requests an Area Variance to construct a 40 foot by 80 foot pole barn, 10 feet set back from the side yard lines. *Minimum side setback in an A-1 zone is 30 feet, §144-9B Supplement schedule of height, lot, yard, and bulk regulations.*
7. ZBA File #18-24, Richard Barnes & Daryl Martin Architect, 47 Birdsong Parkway, Zoned R-1, SBL# 173.12-1-24, (Sub Lot 74, Map Cover 3207). Requests an Area Variance to construct a 22 foot x 16 foot covered patio in the rear yard with a 15.54% lot coverage. *(Previous ZBA File #15-05 granted 15% lot coverage from 12%) Current Lot coverage is 14% §144-9B Supplement schedule of height, lot, yard, and bulk regulations.*
8. ZBA File #19-24, Michael Williams, 38 East Royal Hill, Zoned R-3, SBL# 153.10-1-24, (Sub Lot 24, Map Cover 2521). Requests an Area Variance to move his existing shed 5 feet from the side lot line. *Minimum side lot setback in an R-3 zone is 10 feet §144-9B Supplement schedule of height, lot, yard, and bulk regulations.*

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: 4/22/2024  
Orchard Park, New York

Lauren Kaczor Rodo, Chairwoman  
Zoning Board of Appeals