

*****Revised***TOWN OF ORCHARD PARK – ZONING BOARD
OF APPEALS AGENDA FOR OCTOBER 15, 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 15th of October, 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.)

NEW BUSINESS

1. ZBA File# 41-24, Liberatore Management Group, 44 Willowbrook Drive, Zoned R-2, SBL# 172.03-1-4.1, (Part of Farm Lot 37, Township 9, Range 7). Requests an Area Variance to construct a 24 foot by 16 foot addition onto the existing garage impeding into the required front yard. *Required area or space cannot be reduced. The area or dimensions of any lot, yard, parking area or other space shall not be reduced to less than the minimum required by this chapter, except as provided in this chapter, and, if already less than the minimum required by this chapter, said area or dimension may be continued but shall not be further reduced, §144-20C.*
2. *****ZBA File# 42-24, Hiram Knapp, 7250 Ellicott Road, Zoned R-1, SBL# 185.00-3-58.12, (Farm Lot 60, Township 9, Range 7).** Requests an Area Variance to construct a 30 foot by 15 foot covered porch on the end of the storage building. Total area of accessory structures exceeds primary structure footprint by 342 square feet. *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, Accessory use §144-5 Terms defined.*
3. ~~ZBA File# 43-24, Park Edge Sweet Shop, 3752 North Buffalo Road, Zoned B-3, SBL# 162.09-1-5, (Part of Farm Lot 16, Township 9, Range 7).~~ Requests an Area Variance to install a free standing sign at the front property line. *Location. One freestanding sign may be erected, and no part of such sign shall be set back less than 10 feet from the right-of-way line. Where a business area abuts a residential area, any such sign shall be set back at least 15 feet from this side line. No sign shall interfere with the visibility from any driveway at its intersection with a public highway, §144-38 B(1).* [Amended 1-2-1991] Received AOD approval on August 21, 2024.
4. ZBA File# 44-24, Kevin Fitzpatrick, 95 Stoughton Lane, Zoned R-1, SBL# 162.15-5-59, (Sub Lot 57, Map Cover 2870). Requests an Area Variance to put a 16 foot by 12 foot storage shed 10 feet from the side lot line. *Minimum side setback in an R-1 Zone is 15 feet, §144-9B.*
5. ZBA File# 45-24, Buffalo Sports Garden, 2945 Southwestern Boulevard, Zoned B-2, SBL# 153.10-2-1, (Part of Farm Lot 408, Township 9, Range 7). Requests an Area Variance to construct a 360 square foot addition on the side of the building one foot off the side lot line. *Where the side or rear yard in a residence district abuts a side or rear yard in a nonresidential district, there shall be provided along such abutting line or lines a side or rear landscaped yard at least equal in depth to that required in the residence district. In no case, however, shall the abutting side yard be less than 20 feet nor the abutting rear yard be less than 20 feet, §144-22I(2).*

***** Item #3 was removed from the Agenda by the Applicant 10/11/24**

*****The SBL# on #2 was revised 9/30/24**

THE PETITIONER OR AN AUTHORIZED REPRESENTATIVE MUST ACCOMPANY EVERY PRESENTATION. ALL PERSONS CONCERNED WITH OR INTERESTED IN THE ABOVE APPEALS WILL BE GIVEN THE OPPOR/TUNITY TO BE HEARD AT THIS PUBLIC HEARING

Dated: 9/20/24
Orchard Park, New York

Lauren Kaczor Rodo, Chairwoman
Zoning Board of Appeals