

TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS

AGENDA FOR April 15, 2025

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 April, 2025 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#13-25, Andrew Devine, 10 Edgewater Drive, Zone R-1, SBL# 185.05-1-27, (Sub lot 35 Map Cover 2528). Requests an Area Variance for a 13 foot side setback to construct a 13.75 foot wide 2 story addition to the side of the garage. *Side setback in an R-1 Zone is 15 feet, §144 Attachment 15, Height, Lot, Yard, and Bulk Regulations.*
2. ZBA File# 14-25, Gail Arthurs, 117 Vistula Avenue, Zone R-3, SBL# 151.16-2-32, (Sub Lots 616 & 617). Requests an Area Variance for a 7.5 foot setback between a patio addition and existing detached garage. *No accessory structure shall be located closer than 10 feet to any primary structure, §144-24A(1)(c).*
3. ZBA File# 15-25, Jack Kuebler, 3892 Southwestern Boulevard. (V/L), Zone DR-2, SBL# 161.09-4-25, (part of Farm Lot 40 Town 9 Range 7). Requests a Use Variance to display storage sheds for sale. *Exterior display not permitted in a DR-2 Zone, §144 Attachment 14A Schedule of Use Controls.* Will require Planning Board approval.
4. ZBA File# 16-25, John Iafallo, 6114 Bunting Road, Zone A-1, SBL# 184.00-5-10.3, (Farm Lot 27 Town 9 Range 7). Requests an Area Variance to put up a 12 foot x 14 foot shed in the rear yard and the total of all accessory structures will exceed the primary structure by 932 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, §144-5 Accessory Use terms defined.*
5. ZBA File# 17-25, Todd & Amy Miklas, 6234 New Taylor Rd., Zone R-2, SBL# 161.16-2-10, (Sub Lot 3 Map Cover 1793). Requests an Area Variance for a 35 foot front setback to the front covered patio. *Front yard setback in an R-2 Zone is 40 feet, Schedule Height, Lot, Yard, and Bulk Regulations, §144 Attachment 14.*

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: 3/19/25
Orchard Park, New York

Lauren Kaczor Rodo, Chairwoman
Zoning Board of Appeals