

WEST SENECA ZONING BOARD OF APPEALS
1300 Union Road, West Seneca, NY 14224
6:00 pm in the Community Center on April 24, 2024

AGENDA

Meeting #2024-04

Call to Order
Opening of Public Hearing
Approval of Proofs of Publication
Approval of Minutes #2024-02

Old Business:

2011-047

Request of Lynda Otto for renewal of a variance for property located at 183 Westcliff Drive to allow raising of chickens on property (raising of poultry/farm animals not permitted).

2012-036

Request of Melinda & Edward Bauerlein for renewal of a variance for property located at 72 Sunset Creek to allow raising of chickens on property (raising of poultry/farm animals not permitted).

2013-013

Request of Brian & Lisa Hirsch for renewal of variance for property located at 122 Tampa Drive to allow raising of chickens on property (raising of poultry/farm animals not permitted).

2016-018

Request of Deborah Arzaga for renewal of a variance for property located at 227/229 Pellman Place to allow raising of chickens on property (raising of poultry/farm animals not permitted).

2016-099

Request of Josephine Morcelle for renewal of a variance for property located at 45 Parkside Drive to allow keeping of a pig on residential property (raising of poultry/farm animals not permitted).

2020-048

Request of Jeffrey Walters for renewal of a variance for property located at 49 Country Lane to allow raising of chickens on property (raising of poultry/farm animals not permitted).

2022-046

Request of Melissa Fazzio for renewal of a variance for property located at 165 Willowdale Drive to allow raising chickens on property (raising of poultry/farm animals not permitted).

2023-030

Request of Edward Culliton for a variance for property located at 20 Florence Avenue to allow a second driveway for new garage access (maximum one driveway allowed on residential property).

2024-001

Request of Robert Hopkins of Hopkins Solutions LLC for a variance for property located at 5190 Seneca Street to erect a temporary storage structure within 15' setback to lot line (1. Temporary structures are not permitted 2.) 30' setback required).

New Business:

2024-003

Request of Bruce Vona for a variance for property located at 531 Center Road for a variance of 26,250 sf of lot area for construction of a 8 dwelling units (minimum lot size requirement is 43,000 sf).

2024-004

Request of Daryl Martin for a variance for property located at 425 Potters Road to construct new enclosed dining structure (currently there is existing concrete outside dining area - 1.) requesting variance for front yard setback of 11.14' (40' setback required) 2.) requesting variance for side yard setback 1.9' (25' setback required).

2024-005

Request of James Antkowiak and Daniel Antkowiak for variance for property located at 105 Terrace Blvd to erect a 6' fence in front/side and driveway extension 3' off lot line (maximum 4' height allowed in front yard and 30' front setback).

2024-006

Request of John E. Stanton, Jr. for a variance for property located at 33 Southgate Drive for the installation of Generac Generator request 3' side yard setback (5' setback required).

2024-007

Request of Ann-Marie A. Titus for a variance for property located at 86 Seneca Creek Road to 1.) erect a 6' fence in the front/side yard (maximum 4' height allowed in front/side yard and to 2.) erect a pergola structure with 1' front yard setback (30' front setback required).

2024-008

Request of Jeff Scroger for a variance for property located at 46 W. Cranwood Drive to allow AC unit with 1.5' setback (units shall be 5' off the side property line).

2024-009

Request of George Brimmer III for a variance for property located at 180 Woodcrest Drive to allow raising of chickens on property. Requesting three (3) hens in contained chicken coop (raising of poultry/farm animals not permitted).

2024-010

Request of Jeff Bybee for a variance for property located at 425 Meadow Drive to allow the conversion of garage to living space and allow parking in front yard setback (no parking in front setback),

2024-011

Request of Paul Notaro, Esq., on behalf of Anthony Buccella and Carina Schultz for a variance for property located at 735 Union Road to permit proposed use of home in R75A zoning (private hair salon not listed as permitted accessory use).

2024-012

Request of Jacob Klubek for a variance for property located at 281 Fawn Trail to erect 6' fence in the front/side yard (maximum 4' height allowed in front yard and 30' front setback).

2024-013

Request of Matt Wiertel for variance for property located at 316 Aurora Avenue to construct new structure for rear with setback of 1.43' (30' setback required).

2024-014

Request of Linda Emmi and John Oshei for variance for property located at 100 Rosewood Drive to erect 6' fence on the side/rear yard (maximum 4' height allowed in front yard).

Future meetings are held the fourth Wednesday of the month at 6:00pm