

WEST SENECA ZONING BOARD OF APPEALS AGENDA

Meeting #2017-05

May 24, 2017

- I. Call to order
- II. Opening of Public Hearing
- III. Approval of Proofs of Publication
- IV. Approval of Minutes #2017-04
- V. Old Business
 - 2016-17 Request of Rusty Nickel Brewing Company for a variance for property located at 4350 Seneca Street to allow outdoor patio seating
 - 2017-03 Request of Mark Mogavero for a variance for property located at 751 Seneca Creek Road to allow a 12' x 20' shed in the front yard (accessory structures not permitted in required front yard)
 - 2017-10 Request of Pat Boni of Saxton Sign Corp. for a variance for property located at 1200 Southwestern Blvd. to allow a 110.5 sf LED sign within 500' of residential zoning (maximum 40 sf allowed with minimum 500' from residential zoning)
 - 2017-13 Request of Sandra Mancuso of EI Team Inc. for a variance for property located at 1845 Union Road to allow an electronic message board within 500' of residential property
 - 2017-15 Request of Peter Liberatore for a variance for property located at 599 Reserve Road to allow a flag lot with 35' frontage (40' frontage required)
- VI. New Business
 - 2017-16 Request of Michelle Herbst for a variance for property located at 24 South Avenue to allow an 8' covered porch extending .5' into required front setback
 - 2017-17 Request of Scott & Andrea Galligan for a variance for property located at 114 Dauer Drive to allow a covered porch to extend 6' into required front setback
 - 2017-18 Request of S.A. Liberatore for a variance for property located at 14 Avon Drive to allow a driveway 0' from the property line (driveways permitted no less than 3' from property line)
 - 2017-19 Request of Madonna Scoville for a variance for property located at 315 Emporium Avenue to construct a 6' high fence in the side yard (maximum 4' high fence permitted)

- 2017-20 Request of Christopher Fenton for a variance for property located at 5 Park Meadow Drive to construct a shed in the side yard of corner lot (accessory structures not permitted in required side yards)
- 2017-21 Request of Nicholas Sabia for a variance for property located at 81 Robin Lane to construct a 6' high fence in front and side yard (maximum 4' high fence permitted)
- 2017-22 Request of Julie Dembski for a variance for property located at 171 Wetherstone Drive to raise chickens
- 2017-23 Request of Andrew Greiner for a variance for property located at 1590 Center Road to construct an addition 3'5" from existing garage (minimum 10' required from accessory structure)
- 2017-24 Request of Brian & Kelly Cosgrove for a variance for property located at 825 Main Street to construct an addition on the front of existing attached garage reducing front setback to 25' (40' front setback required)
- 2017-25 Request of Michael Fratantonio for a variance for property located at 87 Greenhill Terrace to construct a 4' fence in front yard setback (fences not permitted in front yard setback)
- 2017-26 Request of Daniel Steger for a variance for property located at 23 Corwin Drive to construct a 6' high fence in side yard of corner lot (maximum 4' high fence permitted)
- 2017-27 Request of Debra Rust for a variance for property located at 86 Knox Avenue to construct an above ground pool in side yard of corner lot (accessory structures permitted in rear yard only)
- 2017-28 Request of Bryan Young of Young Development Inc. for a variance for property located at 221 Seneca Creek Road to construct a two-family home on 65' frontage lot (75' frontage required)
- 2017-29 Request of Bruce Horschel for a variance for property located at 4632 Seneca Street to construct a driveway turnaround in front yard setback (40' front setback required)

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of West Seneca will hold a Public Hearing on May 24, 2017 at 7:00 P.M. at the West Seneca Town Hall, 1250 Union Road to consider the above applications.