

- I. Call to order**
- II. Opening of Public Hearing**
- III. Approval of Proofs of Publication**
- IV. Approval of Minutes #2022-04**
- V. Old Business**

2022-007

Request of Robert Jemiolo for a variance for property located at 3377 Clinton Street to allow live music (live music not permitted)

VI. New Business

2022-016

Request of Jordan and Anna Lawson for a variance for property located at 225 Orchard Park Road to construct a garage with 7' front yard setback and 0' side and rear yard setback (40' front yard setback required; 3' side and rear yard setback required)

2022-019

Request of Rosina Food Products c/o Greg Setter for a variance for property located at 3100 Clinton Street to: 1) erect an LED ground sign with 50.75-sf per side; 2) within 500' to a residential property (maximum 32-sf per side; no LED signs allowed with 500' of a residential property)

2022-020

A request of Ebenezer Community Landings, LLC c/o Sean Hopkins, Esq. for a variance for property located at 4592 Seneca Street for construction of 31 patio homes, 5 attached villas, and all related site improvements with: 1) 6.82' front yard setback; 2) 4,680-sf lot size for buildings nos. 6 – 17 and 22 – 36; 3) 5.55' rear yard setback for building nos. 6 – 18, 22, 23, and 34 – 36; 4) 37.11' lot width for buildings 17 – 22; 5) group dwellings requesting 0.0' front yard setback; 6) group dwellings requesting 24' combined side yard setback; 7) group dwelling requesting one parking space for each residential unit; 8) group dwellings requesting 18' rear yard setback (30' front yard setback required; 8,000-sf lot size required; 30' rear yard setback required; 50' lot width required; 30' front yard setback required; 32' combined side yard setback required; 2-parking spaces required for each residential unit; 30' rear yard setback required)

2022-021

A request of Martin Gasiewicz for a variance for property located at 318 Union Road to construct an accessory structure with 15' midspan (maximum 12' midspan allowed)

2022-022

A request of Amanda Smith for a variance for property located at 107 Tobey Hill Drive to construct an addition 10' front yard setback (30' front yard setback required)

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of West Seneca will hold a public hearing on May 25, 2022, at 6:00 PM at the West Seneca Community Center, 1300 Union Road to consider the above applications.