

**WEST SENECA ZONING BOARD OF APPEALS**  
**1300 Union Road, West Seneca, NY 14224**  
**6:00 pm in the Community Center on May 22, 2024**

**AGENDA**

**Meeting #2024-05**

**Call to Order**  
**Opening of Public Hearing**  
**Approval of Proofs of Publication**  
**Approval of Minutes #2024-04**

**OLD BUSINESS:**

**SPR 2021-11**

Request of Kevin Richlmayr and Stacy Greiner for renewal of a variance for property located at 4211 Clinton Street to allow raising of chickens on property (raising of poultry/farm animals not permitted).

**SPR2022-047**

Request of Amanda Lanyzs for renewal of a variance for property located at 88 Lyndale Court to allow raising of chickens on property (raising of poultry/farm animals not permitted).

**SPR 2023-5**

Request of Michael Shaw for renewal of a variance for property located at 4717 Clinton Street to allow live music on property (live music not permitted).

**SPR2023-10**

Request of Anthony and Katie Almeida for renewal of a variance for property located at 60 East and West Road to allow chickens on property (raising of farm animals/poultry not permitted).

**SPR2024-010**

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).

**NEW BUSINESS:**

**SPR2024-15**

Request of Scott and Lauren Caruana for property located at 95 Greenspring Court for a variance to erect a 5' fence in front/side and 40' projection past house permitted (maximum 4' height allowed in front yard and 10' projection allowed).

**SPR2024-16**

Request of James Zern and Victoria Lachcik for property located at 240 Tudor Boulevard. for a variance to allow AC unit and Generator within 2.5 'side yard setback (units shall be 5' off the side property line)

**SPR2024-17**

Request of Craig Cardwell/Agile Cold Storage for property located at 3200 Clinton Street for variance(s) to allow 1.) 11.6' front yard building set back variance (35' required) 2.) a parking lot side yard setback variance of 1.4' (10' required) and 3.) 21 parking spaces requested (199 spaces required).

**SPR2024-18**

Request of Benderson Development Company, LLC for property located at 2303 Union Road for a variance of the installation of a monument sign with 98.86 sq ft of a sign installation (maximum 32 sq ft allowed).

**SPR2024-19**

Request of Chris Chapman and Brooke Chapman for property located at 10 Morris Crescent for a variance to allow 30' fence projection (maximum 10' allowed).

**SPR2024-20**

Request of David Paryz for property located at 4306 Clinton Street for a variance to erect a 6' fence in front/side (maximum 4' height allowed in front/side yard).

**SPR2024-21**

Request of Ricardo Ventura for a property located at 99 Greenspring Court for a variance to erect a 6' fence in front/side yard (maximum 4' height allowed in front/side yard).

**SPF2024-22**

Request of Isabel and Paul Komornicki for property located at 105 North Avenue for a variance to allow raising of (2) goats, chickens and ducks on property (raising of farm animals/poultry not permitted).

**SPF2024-23**

Request of Laura Conklin for property located at 57 Wedgewood Drive for a variance to erect a 6' fence in front/side yard and 27' projection past house permitted (maximum 4' height allowed in front yard and 10' projection allowed).

**SPF2024-24**

Request of John and Mary Nayda for a property located at 157 Century Drive for a variance to erect a 6' fence in front/side yard (maximum 4' height allowed in front/side yard).

**SPF2024-25**

Request of Jessica Dueringer for property located at 257 Barnsdale Avenue for a variance to allow raising one (1) pig on property (raising of farm animals/poultry not permitted).