

2018-30 (continued)

Scott Eggleston stated his proposal to construct a pedestal sign at 100 Orchard Park Road with no setback from the road.

Code Enforcement Officer Jeffrey Baksa stated considering the size of the right-of-way, the zero foot setback poses no hazard to vehicles or pedestrians.

Chairman Elling noted the pedestal and sign itself cannot impede on the state right-of-way.

No comments were received from the public.

Motion by Hughes, seconded by Marzullo, to close the public hearing and grant a variance for property located at 100 Orchard Park Road to construct a new pedestal sign with no setback.

Ayes: All

Noes: None

Motion Carried

2018-39

Request of Andrew Glauser for a variance for property located at 19 Camelot Drive to construct a deck to connect pool to house (10' separation required)

Chairman Elling stated the applicant was not present at the meeting and asked that this item be tabled until the September meeting.

Motion by Elling, seconded by Hicks, to table this item until the September meeting.

Ayes: All

Noes: None

Motion Carried

NEW BUSINESS

2018-45

Request of Dennis & Michelle Stupski for a variance for property located at 189 Pinewood Drive to raise chickens

Michelle & Dennis Stupski stated they have three children involved in the 4-H program and they would like to raise chickens.

Chairman Elling stated he was in receipt of letters of approval from property owners at 185 & 203 Pinewood Drive.

2018-45 (continued)

No comments were received from the public.

Motion by Hicks, seconded by Kapuscinski, to close the public hearing and grant a one year variance for property located at 189 Pinewood Drive to raise up to six chickens, no roosters.

Ayes: All

Noes: None

Motion Carried

2018-46

Request of Dylan Lewinski for a variance for property located at 262 Heather Hill Drive to construct a 6' high fence in front & side yard of corner lot (maximum 4' high fence permitted)

Dylan Lewinski presented photos and stated his proposal to construct a 6' high fence in the front and side yard of his corner lot. The fence will be either vinyl or wood and the neighbors have no problem with either.

Chairman Elling stated he was in receipt of letters of approval from property owners at 256 & 268 Heather Hill Drive and 27 Pamela Court.

Mrs. Hicks questioned if any trees will be removed. Mr. Lewinski did not believe anything was in the way of the proposed fence.

No comments were received from the public.

Motion by Elling, seconded by Hughes, to close the public hearing and grant a variance for property located at 262 Heather Hill Drive to construct a 6' high fence in the front & side yard of the corner lot.

Ayes: All

Noes: None

Motion Carried

2018-47

Request of Duane Hahn for a variance for property located at 134 Wiesner Road to construct a second driveway (one driveway permitted)

Duane Hahn stated his proposal to add a driveway to accommodate four vehicles for the two family residence at 134 Wiesner Road.

2018-47 (continued)

Chairman Elling stated he was in receipt of letters of approval from property owners at 127, 128 & 133 Wiesner Road, 166 Fisher Road and 63 Boardman Road. He further noted this is a dead end street and the right-of-way was extended for a truck turn around which shortened the existing driveway.

No comments were received from the public.

Motion by Elling, seconded by Hughes, to close the public hearing and grant a variance for property located at 134 Wiesner Road to construct a second driveway, noting this is a dead end street that cannot be continued and the town paved the right-of-way in the front, so this is not a self-created hardship.

Ayes: All

Noes: None

Motion Carried

2018-48

Request of Molly Switzer for a variance for property located at 1739 Center Road to construct an attached garage with 3' separation from pool (10' separation required)

Molly Switzer stated her proposal to construct an attached garage, noting the separation from the pool will be 5'1" rather than 3'. A demolition permit was obtained to demolish the previous garage and she assumed the contractor had gotten a permit to begin construction.

Mr. Marzullo questioned the location of the deep end of the pool. Ms. Switzer responded the deep end of the pool is on the far side toward the neighbor. The steps will be closest to the garage and the garage will have a side gable.

Mr. Marzullo questioned if the footer was inspected. Code Enforcement Officer Jeffrey Baksa stated the footer was not inspected because no permit was filed and his department was never called for an inspection on the demolition. Mr. Marzullo requested that Ms. Switzer provide the name of the concrete contractor along with stamped drawings of the proposed structure to the Code Enforcement Office.

Chairman Elling stated he was in receipt of letters of approval from property owners at 1725, 1726 & 1738 Center Road.

Motion by Elling, seconded by Hicks, to table this item until the September meeting to allow Zoning Board members to visit the site with the owner's permission.

Ayes: All

Noes: None

Motion Carried

2018-49

Request of Darrin Stock for a variance for property located at 4728 Seneca Street to construct a 14'6" pole barn (maximum 12' high accessory structure)

Darrin Stock stated his proposal to replace a 27' x 24' garage with a 40' x 50' pole barn with an attached 16' x 20'. No business will be conducted from the pole barn and there will be electricity but no plumbing.

Chairman Elling stated he was in receipt of letters of approval from property owners at 4685, 4698, 4717 & 4754 Seneca Street. Erie County Division of Planning had no recommendation on the project.

No comments were received from the public.

Motion by Hughes, seconded by Hicks, to close the public hearing and grant a variance for property located at 4728 Seneca Street to construct a pole barn 14'6" to the midspan.

Ayes: All

Noes: None

Motion Carried

2018-50

Request of Eric Larsen for a variance for property located at 132 Michael Road to construct a 14' high detached garage (maximum 12' height accessory structure)

Eric Larsen stated his proposal to construct a 14' high detached garage at 132 Michael Road for storage space, noting there will be no living space in the building, no business operated from the building and no driveway to it.

Chairman Elling stated he was in receipt of letters of approval from property owners at 110, 120, 140, 154 & 250 Michael Road and 193 Union Road. Erie County Division of Planning had no recommendation on the project.

No comments were received from the public.

Motion by Elling, seconded by Kapuscinski, to close the public hearing and grant a variance for property located at 132 Michael Road to construct a detached garage 14' to the midspan.

Ayes: All

Noes: None

Motion Carried

2018-51

Request of Thomas Januchowski for a variance for property located at 108 Caldwell Drive to construct a 6' high fence in side yard (maximum 4' high fence permitted)

Tamara Hurley represented Thomas Januchowski and stated his proposal to construct a 6' high fence to enclose a new inground pool. On the left side of the house, the fence will be 10' from the rear lot line and 22' from the front and will enclose the pool equipment. On the opposite side, the fence will be 27' from the rear lot line and 19' from the front and will match the neighbor's fence.

Chairman Elling stated he was in receipt of letters of approval from property owners at 100, 104, 112, 119, 123 & 127 Caldwell Drive. He further noted the neighbor on the left has a 4' high fence and commented on the aesthetics of putting a 6' high fence next to it.

No comments were received from the public.

Motion by Hughes, seconded by Marzullo, to close the public hearing and grant a variance for property located at 108 Caldwell Drive to construct a 6' high fence in the side yard.

Ayes: (4) Mr. Hughes, Mr. Marzullo, Mrs. Hicks, Mr. Kapuscinski

Noes: (1) Chairman Elling

Motion Carried

2018-52

Request of Kevin Weller for a variance for property located at 1000 Mineral Springs Road to construct a 6' high fence in side yard (maximum 4' high fence permitted)

Kevin Weller stated his proposal to construct a 6' high vinyl fence in his side yards, noting on the east side the fence will abut his neighbor's 6' high white vinyl fence.

Chairman Elling stated he was in receipt of letters of approval from property owners at 990, 991 & 1001 Mineral Springs Road and 4 & 10 Brian Lane. Erie County Division of Planning had no recommendation on the project.

No comments were received from the public.

WEST SENECA TOWN OFFICES
1250 Union Road
West Seneca, NY 14224

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Motion by Hughes, seconded by Kapuscinski, to close the public hearing and grant a variance for property located at 1000 Mineral Springs Road to construct a 6' high fence in the side yard.

Ayes: (4) Mr. Hughes, Mr. Marzullo, Mrs. Hicks, Mr. Kapuscinski

Noes: None

Abstentions: (1) Chairman Elling

Motion Carried

Chairman Elling stated he is abstaining from voting on this request as Mr. Weller is his neighbor and Chairman Elling's wife signed the neighbor letter.

ADJOURNMENT


Motion by Marzullo, seconded by Elling, to adjourn the meeting at 7:45 P.M.

Ayes: All

Noes: None

Motion Carried

Respectfully submitted,



Jacqueline A Felser
Town Clerk/Zoning Board Secretary