

2021-005

Request of Beata Lafferty for a variance for property located at 11 Marlin Drive to erect a 6' fence (4' maximum height) in front and side yard on corner lot

Ms. Lafferty stated she is on a corner lot and is considered to have two front yards. Ms. Lafferty would like the fence for safety and privacy.

Chairman Elling stated he was in receipt of letters of approval from property owners at 98 Cranwood Drive and 31, 8, 12 and 25 Marlin Drive.

Ms. Hicks noted the fence along Marlin Drive is to be 3' off the sidewalk. Chairman Elling explained this was to protect pedestrians on the sidewalk.

No comments were received from the public.

Motion by Elling, seconded by Hicks, to close the public hearing and grant a variance for property located at 11 Marlin Drive to erect a 6' fence in front and side yard on corner lot, noting the fence along Marlin Drive is to be 3' off the sidewalk.

Ayes: All

Noes: None

Motion Carried

2021-006

Request of Craig Florkowski for a variance for property located at 47 Race Street to construct a 36' x 48' pole barn with a height of 17' to midspan of roof (12' permitted)

Mr. Florkowski stated he owns a 33' RV that has been parked in the driveway. The pole barn would store the RV and be in the back of the property with a driveway off Frontera Court. Mr. and Mrs. Florkowski spoke with neighbors and placing the barn along the tree line was agreeable.

Chairman Elling stated he was in receipt of letters of approval from property owners at 27 and 28 Race Street and 20 and 25 Frontera Court.

Mr. Hughes questioned if the Zoning Board has approved a 17' midspan in the past. Code Enforcement Officer Doug Busse stated a 17' midspan has been approved in the past. The Code Enforcement Office has no issue with the height or location. Typically two driveways are not allowed on a property, however this parcel is on a corner lot with separate frontage from different side streets and is allowed.

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 47 Race Street to construct a 36' x 48' pole barn with a height of 17' to midspan of roof.

Ayes: All

Noes: None

Motion Carried

**WEST SENECA COMMUNITY CENTER
1300 Union Road
West Seneca, NY 14224**

**ZONING BOARD OF APPEALS
Minutes #2021-02
February 24, 2021**

2015-38

Request of Hassan Mohamed for extension of the variance for property located at 2566 Seneca Street to reduce stacking at drive-thru window to two vehicles (five vehicles stacking required)

Chairman Elling stated there were no incidents on file with the Police Department and this has been approved since 2015.

No comments were received from the public.

Motion by Elling, seconded by Hughes, to close the public hearing and grant a two year variance for property located at 2566 Seneca Street to reduce stacking at the drive-thru window to two vehicles.

Ayes: All

Noes: None

Motion Carried

ADJOURNMENT

Motion by Kapuscinski, seconded by Elling, to adjourn the meeting at 6:21 P.M.

Ayes: All

Noes: None

Motion Carried

Respectfully submitted,

Amy M. Kobler
Town Clerk/Zoning Board Secretary