

WEST SENECA ZONING BOARD OF APPEALS AGENDA

Meeting #2021-08

September 1, 2021

- I. Call to Order
- II. Opening of Public Hearing
- III. Approval of Proofs of Publication
- IV. Approval of Minutes #2021-07
- V. Old Business

2020-049

Request of New Hope Methodist Church for renewal of a variance for property located at 2846 Seneca Street to construct a LED sign within 500' of residential property (LED signs not permitted within 500' of residential zoning)

2021-046

Request of Lee Shainbroun c/o Applegate Dental for a variance for property located at 2177 Union Road to construct a 660-sf addition with 24' front yard setback on Woodbine Avenue and no parking setback on Woodbine Avenue (40' front yard setback required; 10' parking setback required)

2021-047

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

2021-048

Request of Paul Strada c/o NAS Sign company for property located at 1015 Union Road to 1) erect two signs on property; 2) a 46-sf sign; 3) 3' off lot line; 4) 7' to bottom of sign (one sign permitted; 24-sf maximum; 5' required off lot line; 3' allowed to bottom of sign)

VI. New Business

2021-051

Request of Michael Broad for a variance for property located at 223 Fawn Trail to construct a covered porch with 24' front yard setback (30' front yard setback required)

2021-052

Request of Christopher Freeman for a variance for property located at 3 Summit Meadow Avenue to erect a 6' fence in front and side yard on corner lot (4' maximum height allowed)

2021-053

Request of Lauer-Manguso & Associates Architects for a variance for property located at 310 Orchard Park Road to construct a building with: 1) 0' front yard setback; 2) 0' side yard setback; 3) 5' and 3.5' parking setback; 4) 1' sign setback (40' front yard setback required; 5' side yard setback required; 10' parking setback required; 10' sign setback required)

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of West Seneca will hold a public hearing on September 1, 2021, at 6:00 PM at the West Seneca Community Center, 1300 Union Road to consider the above applications.