

WEST SENECA ZONING BOARD OF APPEALS AGENDA

Meeting #2022-01

January 26, 2022

- I. Call to order
- II. Opening of Public Hearing
- III. Approval of Proofs of Publication
- IV. Approval of Minutes #2021-10
- V. Old Business – Session 1

2020-077

Request of Robert Jemiolo for renewal of a variance for property located at 3385 Clinton Street to allow live music

2011-047

Request of Lynda Otto for renewal of a variance for property located at 183 Westcliff Drive to allow raising chickens on property (raising of poultry/farm animals not permitted)

2011-060

Request of Dennis Sullivan for renewal of a variance for property located at 1481 Orchard Park Road to allow raising of chickens on property (raising of poultry/farm animals not permitted)

2012-036

Request of Melinda & Edward Bauerlein for renewal of a variance for property located at 72 Sunset Creek Drive for permission to raise five chickens (raising of poultry/farm animals not permitted)

2016-018

Request of Deborah Arzaga for renewal of a variance for property located at 227/229 Pellman Place to allow raising of chickens (raising of poultry/farm animals not permitted)

2021-011

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)

2013-13

Request of Brian and Lisa Hirsch for renewal of a variance for property located at 122 Tampa Drive to allow raising of chickens (raising of poultry/farm animals not permitted)

2017-022

Request of Julie Dembski for renewal of a variance for property located at 171 Wetherstone Drive to allow raising of chickens (raising of poultry/farm animals not permitted)

2019-010

Request of Tim and Robin Stolinski for renewal of a variance for property located at 227 Seneca Creek Road to allow raising of chickens (raising of poultry/farm animals not permitted)

2020-019

Request of Cynthia Gaasch for renewal of a variance for property located at 68 School Street to allow raising of chickens (raising of poultry/farm animals not permitted)

2020-024

Request of Elisa and Jason Kirby for renewal of a variance for property located at 102 Toby Hill Drive to allow raising of chickens (raising of poultry/farm animals not permitted)

2020-048

Request of Jeffrey Walters for renewal of a variance for property located at 49 Country Lane to allow raising of chickens (raising of poultry/farm animals not permitted)

2020-085

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

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)

2012-58

Request of Ronald Race for renewal of a variance for property located at 1100 Orchard Park Road for display of storage sheds for sale

2021-056

Request of Tammy Weisbeck for a variance for property located at 1729 Union Road to allow off-site advertising (no off-site advertising permitted)

2021-062

Request of Steven Hollis for a variance for property located at 646 Potters Road to allow parking of vehicles and parking area in front yard setback (no vehicles allowed within front yard setback)

2021-065

Request of Lawrence Sikorski for a variance for property located at 765 Fisher Road to construct a pole barn/garage with 14.5' midspan (maximum 12' midspan allowed)

VI. New Business - Session 2

2021-067

Request of Nicole Pearce for a variance for property located at 132 Greenwood Avenue to construct a 2-family home with 1) 24' front yard setback; 2) on 9,200-sf lot; 3) parking of two vehicles in front setback (30' front yard setback required; 13,000-sf lot required for 2-family home; open off-street parking not allowed in front yard setback)

2022-001

Request of Julius Aebly c/o Sean Hopkins, Esq. for a variance for property located at 1465 and 1471 Union Road, 798 Center Road, and 150 Fremont Avenue to construct a 2-story office building with 1) 22' rear yard setback; 2) 8-parking spaces (30' rear yard setback required; 62 parking spaces required)

2022-002

Request of Steven Senger for a variance for property located at 1997 – 2003 Ridge Road for construction of a new 2,730-sf restaurant and all associated site work with 3' off street parking setback (10' off street parking setback required)

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of West Seneca will hold a public hearing on January 26, 2022, at the West Seneca Community Center, 1300 Union Road to consider the above applications. **NOTE: SESSION 1 WILL BEGIN PROMPTLY AT 6:00 PM AND SESSION 2 WILL IMMEDIATELY FOLLOW AT 7:00 PM.**