

WEST SENECA ZONING BOARD OF APPEALS
1300 Union Road, West Seneca, NY 14224
6:00 pm in the Community Center on March 27, 2024

AGENDA

Meeting #2024-03

Call to Order
Opening of Public Hearing
Approval of Proofs of Publication
Approval of Minutes #2024-02

Old Business:

2024-001

Request of Robert Hopkins of Hopkins Solutions LLC for a variance for property located at 5190 Seneca Street to erect a temporary storage structure within 15' setback to lot line. 1.) (Temporary structures are not permitted 2.) 30' setback required).

2016-099

Request of Josephine Morcelle for renewal of a variance for property located at 45 Parkside Drive to allow keeping of a pig on residential property (raising of poultry/farm animals not permitted)

2022-046

Request of Melissa Fazzio for renewal of a variance for property located at 165 Willowdale Drive to allow raising chickens on property (raising of poultry/farm animals not permitted)

2023-030

Request of Edward Culliton for a variance for property located at 20 Florence Avenue to allow a second driveway for new garage access (maximum one driveway allowed on residential property)

2020-048

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

New Business:

2024-003

Request of Bruce Vona for a variance for property located at 531 Center Road for a variance of 26,250 sq. ft. of lot area for construction of a 8 dwelling units (minimum lot size requirement is 43,000 sq. ft).

2024-004

Request of Daryl Martin for a variance for property located at 425 Potter Road to construct new enclosed dining structure (currently there is existing concrete outside dining area) 1.) requesting variance for front yard setback of 11.14 feet (40 feet setback required) 2.) requesting variance for side yard setback 1.9 feet (25 feet setback required)

2024-005

Request of James Antkowiak and Daniel Antkowiak for variance for property located at 105 Terrace Blvd to erect a 6 foot fence in front/side and driveway extension 3 foot off lot line (maximum 4' height allowed in front yard and 30' front setback).

2024-006

Request of John E. Stanton, Jr. for a variance for property located at 33 Southgate Drive for the installation of Generac Generator request 3 feet side yard setback (5 feet setback required).

The next public hearing for any submitted or filed applications will be on April 24, 2024.