

2011-047 (continued)

Motion by Hughes, seconded by Elling, to close the public hearing and grant a one year variance for property located at 183 Westcliff Drive to allow raising chickens on property.

Ayes: All

Noes: None

Motion Carried

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)

Motion by Elling, seconded by Hicks, to table the item until the February 24, 2021 due to the petitioner not being present.

Ayes: All

Noes: None

Motion Carried

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)

Motion by Elling, seconded by Greenan, to table the item until the end of the meeting to allow the petitioner to be on the call.

Ayes: All

Noes: None

Motion Carried

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)

Chairman Elling stated no complaints were registered with the Police Department over the last year.

No comments were received from the public.

Motion by Elling, seconded by Kapuscinski, to close the public hearing and grant a two-year variance for property located at 45 Parkside Drive to allow keeping of a pig on residential property.

Ayes: All

Noes: None

Motion Carried

2020-087 (continued)

Chairman Elling stated he was in receipt of neighbor letters with no objection from 10 Elmsford Court and 73, 36 and 60 Elmsford Drive. The property is a corner lot, the house faces Elmsford Court but is an Elmsford Drive address. The fence must be 3' in from the sidewalk area. Mr. Cedri stated the fence will be 3' from the sidewalk.

Motion by Elling, seconded by Kapuscinski, to close the public hearing and grant a variance for property located at 57 Elmsford Drive to erect a 4' fence with 30' projection and 6' fence downside of house, noting the fence must be 3' from the sidewalk.

Ayes: All

Noes: None

Motion Carried

2020-088

Request of Juliet Malloy and Andrew Pace for a variance for property located at 635 Center Road to erect a 5' chain link fence (4' maximum height) in front and side yard with 10' – 12' projection in front yard (no projection permitted)

Mr. Pace stated the application is for a fence to surround the yard and would be 12' off the garage and house.

Chairman Elling stated he was in receipt of neighbor letters with no objection from 631, 640, and 647 Center Road and 222 and 225 Westcliff Drive and correspondence from Erie County with no objection.

Motion by Elling, seconded by Hughes, to close the public hearing and grant a variance for property located at 635 Center Road to erect a 5' chain link fence in front and side yard with 10' – 12' projection in front yard.

Ayes: All

Noes: None

Motion Carried

2020-089

Request of Jesse C. Jesonowski for a variance for property located at 1450 Ridge Road to construct a commercial building with a 32.97' front yard setback (40' front yard setback required) and a parking area with 4' setback (10' setback required)

Mr. Jesonowski was present with Sean Hopkins of Hopkins, Sorgi PLLC. Mr. Jesonowski stated the proposal is for a laundry mat with access from Hilbert Avenue. The property to the north is town owned and is zoned commercial; properties to the west and east are also zoned commercial.

Ridge Road has a mix of residential homes and commercial properties and Hilbert Avenue is strictly commercial business. The project was before the Planning Board on January 14, 2021.

There is an approximate 30' buffer from the parking lot to the north property line with an existing fence. The east side property line will have a privacy fence and the west side will have an extensive landscaping plan.

The building will be approximately 1,000-sf with five parking spots proposed. The hours of business will be 6:00 AM – 9:00 PM.

2020-089 (continued)

Mr. Hopkins stated the two variances being requested are for the small parking lot behind the building will have a setback less than 10' and a front yard setback of 32.97' vs the 40' required by code.

Mr. Hopkins referred to a concern of a resident regarding traffic and noted laundry mats in general do not generate a lot of traffic. They are busiest on weekends during the day.

Ms. Hicks commented on the current condition of the lot; the benefits of the project outweigh any detriments.

Chairman Elling stated he was in receipt of correspondence from Erie County with no objection to the project and referred to notes from Mr. Jesonowski regarding his various communications with property owners. Correspondence was received from three residents who object to the laundry mat due to traffic concerns, possible patron problems and privacy concerns.

Code Enforcement Officer Doug Busse stated the Zoning Board is only here tonight for the front yard setback and the parking area setback. The property is zoned C-1 and allows a laundry mat. Mr. Busse stated the Code Enforcement Office receives numerous complaints on the current condition of the property with illegal dumping, high grass, and storing of construction equipment. This project will be returning to the Planning Board for site plan review.

Motion by Elling, seconded by Kapuscinski, to close the public hearing and grant a variance for property located at 1450 Ridge Road to construct a commercial building with a 32.97' front yard setback and a parking area with 4' setback.

Ayes: All

Noes: None

Motion Carried

2021-001

Request of John and Lori Jansen for a variance for property located at 104 Roycroft Drive to erect a 6' privacy fence in front and side yard (4' maximum height) with 20' projection off front of house (10' projection permitted)

Mr. Jansen stated previously there was a 4' fence that was removed due to its deteriorating condition and would like to replace the fence with a privacy fence.

Chairman Elling stated he was in receipt of neighbor letters with no objection from 110, 98, 133, 139 and 116 Roycroft Drive and 79 and 74 Naples Drive.

Motion by Elling, seconded by Hicks, to close the public hearing and grant a variance for property located at 104 Roycroft Drive to erect a 6' privacy fence in front and side yard with 20' projection off front of house, noting the fence must be 3' from the sidewalk.

Ayes: All

Noes: None

Motion Carried

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

ZONING BOARD OF APPEALS
Minutes #2021-01
January 27, 2021

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)

Chairman Elling stated there are no complaints were registered with the Police Department over the past year relative to the chickens.

No comments were received from the public.

Motion by Elling, seconded by Greenan, to close the public hearing and grant a one year variance for property located at 72 Sunset Creek Drive Drive to allow raising chickens on property.

Ayes: All

Noes: None

Motion Carried

ADJOURNMENT

Motion by Hughes, seconded by Elling, to adjourn the meeting at 7:16 P.M.

~~Ayes: All~~

~~Noes: None~~

~~Motion Carried~~

Respectfully submitted,

Amy M. Kobler
Town Clerk/Zoning Board Secretary