

ZONING BOARD OF APPEALS
****TOWN OF GRAND ISLAND****

AGENDA
January 4, 2024

NEW BUSINESS:

- 1) 970 Baseline Road – Michael Unruh
Requests a side yard and height variance for a fence on a corner lot.

- 2) 3651 East River Road – Mark Diletti
Requests variances to replace an existing boathouse on the shoreline.

- 3) 35 Carl Road – Douglas Smith
Requests a rear yard setback variance for a detached garage.

- 4) 2228 East River Road – Thomas Arida
Requests a height variance for the location of a shed on the shoreline.

- 5) 2987 Third Ave – Nick Panepinto
Requests a front yard setback variance for a single-family dwelling on a corner lot.

CORRESPONDENCE: None

OLD BUSINESS: None

APPROVE MINUTES: Approve ZBA Minutes from December 7, 2023 as written. The meeting was held live and via Zoom and may be viewed on You-tube with a link from the town website.

OTHER MINUTES RECEIVED:

Board of Architectural Review Minutes – October 17, 2023

Planning Board Agenda –Dec. 11, 2023

Planning Board Minutes–Nov. 13, 2023

Town Board Agenda –Regular Meeting # 19, Nov. 20, 2023, Regular Meeting # 20, Dec. 4, 2023

Town Board Minutes –Regular Meeting #

PAID
TOWN CLERK
Town of Grand Island

NOV 28 2023

Patricia A. Frontzel

*DR
V/C*

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APPLICATION FOR AN AREA VARIANCE

ZBA-2023-054

Appeal Concerns Property at the following address:

970 Baseline Rd
Grand Island, New York 14072

Property Owner's Name: Michael Unruh

County Tax Map SBL Number: 51.17-1-16

Zoning District Classification: R-1D

The applicant's appeal from decision of the Zoning Enforcement Officer, or on direct appeal from the Planning Board as permitted by State Law, concerns the following:

For the Proposed Activity: Request to locate a 6 ft. tall fence in the required front yard setback of a corner lot

Current Use of Property:

Denial was made because of a violation or conflict with the Zoning Code (s):

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Required front yard on corner lot	35 ft.	10 ft.	25 ft. front yard setback variance
Height of accessory structure	3 ft.	6 ft.	3 ft. height variance

Applicant: Michael Unruh, 970 Baseline Rd, Grand Island, NY 14072-2510

Applicant's Signature / Phone: *[Signature]* / 516-759-0588 Date: 11-28-2023

*****SUBMIT ONE COPY OF THIS APPLICATION AND NON-REFUNDABLE FEE OF \$150 FOR HEARING TO THE TOWN CLERK*****

*****THE TOWN OF GRAND ISLAND ENFORCEMENT OFFICER AND OTHER REPRESENTATIVES OF THE TOWN SHALL HAVE THE RIGHT TO ENTER AND INSPECT, AT ANY REASONABLE HOUR, ANY EXTERIOR PREMISES FOR WHICH A VARIANCE HAS BEEN REQUESTED.*****

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APPLICATION FOR AN AREA VARIANCE

ZBA-2023-059

PAID
TOWN CLERK
Town of Grand Island

DEC 11 2023

Patricia A. Frenznel
PD \$150.00 NAV
VCK

Appeal Concerns Property at the following address:

3651 East River Rd
Grand Island, New York 14072

Property Owner's Name: Mark Diletti

County Tax Map SBL Number: 25.11-1-33

Zoning District Classification: R-1B

The applicant's appeal from decision of the Zoning Enforcement Officer, or on direct appeal from the Planning Board as permitted by State Law, concerns the following:

For the Proposed Activity:

Request to replace an existing boat house/shed on the shoreline in the same location on shoreline.

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407-18C
407-142H

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Height of shoreline accessory	14 ft. 4.	12 ft	8 ft height variance
Required Side yard setback	12 ft.	5 ft.	7 ft. side yard setback
Maximum sq. ft. acc. on shoreline	200 sq. ft.	312 sq. ft.	112 sq. ft.

Applicant: Mark Diletti, 3651 East River Rd, Grand Island, NY 14072

Applicant's Signature / Phone: *Mark Diletti* 716-983-5878 date: 12/11/23

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APPLICATION FOR AN AREA VARIANCE

ZBA-2023-058

PAYED
TOWN CLERK
Town of Grand Island

DEC 13 2023

DR
CK #
55973
\$150-

Appeal Concerns Property at the following address:

35 Carl Rd
Grand Island, New York 14072

Patricia A. Frenzel

Property Owner's Name: Douglas Smith

County Tax Map SBL Number: 51.10-2-20

Zoning District Classification: R-1E

The applicant's appeal from decision of the Zoning Enforcement Officer, or on direct appeal from the Planning Board as permitted by State Law, concerns the following:

For the Proposed Activity:

Request to construct a new 20' x 20' x 13' detached garage in the same location as old garage which is located in the required rear yard setback

Current Use of Property:

Denial was made because of a violation or conflict with the Zoning Code (s):

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Required rear yard	13 ft. (height of building)	5 ft.	8 ft. rear yard setback variance

Applicant: Douglas Smith, 35 Carl Rd , Grand Island, NY 14072

Applicant's Signature / Phone: *Douglas Smith*

Date: 12/13/23

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APPLICATION FOR AN AREA VARIANCE

ZBA-2023-060

Appeal Concerns Property at the following address:

2228 East River Rd
Grand Island, New York 14072

Property Owner's Name: Thomas Arida

County Tax Map SBL Number: 38.17-2-10

Zoning District Classification: R-1C

The applicant's appeal from decision of the Zoning Enforcement Officer, or on direct appeal from the Planning Board as permitted by State Law, concerns the following:

For the Proposed Activity: Erect a storage shed on water side of parcel

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407-142 (A)

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Height of Accessory Structure shoreline	4'	8'	4'

*CORRECTED
VARIANCE TYPE
12/14/23
(RT)*

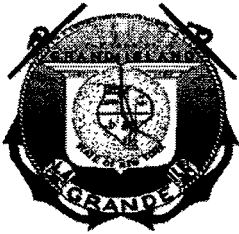
Applicant: Thomas Arida, 2228 E. River Road, Grand Island, NY 14072

Applicant's Signature / Phone: OK FILE

Date: 12/14/23

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APPLICATION FOR AN AREA VARIANCE

ZBA-2023-060

PAID
TOWN CLERK
Town of Grand Island

DEC 12 2023

Patricia A. Frentzel
PD \$150.00 WAV
CASH

Appeal Concerns Property at the following address:

2228 East River Rd
Grand Island, New York 14072

Property Owner's Name: Thomas Arida

County Tax Map SBL Number: 38.17-2-10

Zoning District Classification: R-1C

The applicant's appeal from decision of the Zoning Enforcement Officer, or on direct appeal from the Planning Board as permitted by State Law, concerns the following:

For the Proposed Activity: Erect a storage shed on water side of parcel

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407-142 (A)

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Acc Structure to side lot line	4'	8'	4'

Applicant: Thomas Arida, 2228 E. River Road, Grand Island, NY 14072

Applicant's Signature / Phone: *Thomas Arida* 716 583-3506

Date: 12/12/23

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APPLICATION FOR AN AREA VARIANCE

ZBA-2023-061

PAID
TOWN CLERK
Town of Grand Island

DEC 14 2023

DR
V/C

\$150 —

Patricia A. Frenz

Appeal Concerns Property at the following address:

2987 Third Ave
Grand Island, New York 14072

Property Owner's Name: Lynn Panepinto Trust

County Tax Map SBL Number: 36.01-1-1

Zoning District Classification: R-1A

The applicant's appeal from decision of the Zoning Enforcement Officer, or on direct appeal from the Planning Board as permitted by State Law, concerns the following:

For the Proposed Activity: Request a front yard setback variance for a New SFD on a corner lot.

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407-Attachment 1 Schedule I

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Required front yard	50 ft	44 ft	6 ft. front yard setback variance

Applicant: Lynn Panepinto Trust, 132 Dingens St, Buffalo, NY 14203

Applicant's Signature / Phone: *Lynn Panepinto*

Date: 12/14/23

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