

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

AGENDA
April 7, 2022

NEW BUSINESS:

- 1) 2625 Bedell Road – Zimmerman Properties LLC
Requests an area variance for the construction of cold storage building.
- 2) 2550 East River Road -Thomas Schulte
Requests a height variance for the construction of a two-level deck on the shoreline of a lot.
- 3) 1140 East River Road – David Mikulski
Requests a height variance to construct a covered deck addition to an existing structure on a shoreline lot.

CORRESPONDENCE: None

OLD BUSINESS:

- 1) 1488 Huth Road – Thomas Morgan
Requests an area variance to construct a second detached garage.

APPROVE MINUTES: Approve ZBA Minutes from March 3, 2022 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 –Feb. 15, 2022

Planning Board Agenda –Mar. 14, 2022

Planning Board Minutes–Jan. 10, 2022, Feb. 14, 2022

Town Board Agenda –Regular Meeting #4, Mar. 7, 2022; Regular Meeting #5, Mar. 21, 2022

Town Board Minutes –Regular Meeting #3, Feb. 7, 2022, Regular Meeting #4, Mar. 7, 2022

PAID
TOWN CLERK
Town of Grand Island

FEB 17 2022

Patricia A. Frenzfel
[Signature]
to 150.00
[Signature]



APPLICATION FOR AN AREA VARIANCE

ZBA-2022-009

Appeal Concerns Property at the following address:

2625 Bedell Rd
Grand Island, New York 14072

Property Owner's Name: Zimmerman Properties LLC
23.00-1-49

County Tax Map SBL Number:

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 side yard setback and building height for a new cold storage building

Current Use of Property: Commercial

Denial was made because of a violation or conflict with the Zoning Code (s): Section 407, Schedule 1 & 407-142E

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Setback from a residential lot	50'	25'	25'
Accessory bldg. height not to exceed 18'	18'	21' 28'	9'

Applicant: Zimmerman Properties LLC, 650 Baseline Rd, Grand Island, NY 14072

Applicant's Signature / Phone: *[Signature]*

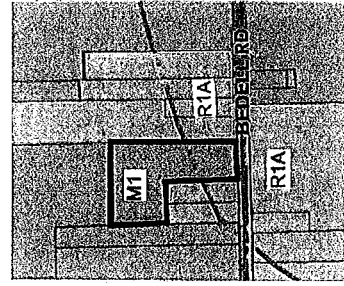
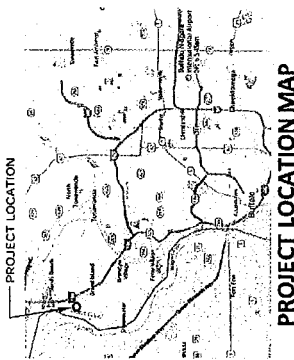
Date: 02/17/2022

*****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.*****



CONCEPTUAL SITE PLAN
SCALE: 1" = 40'



ZONING MAP

ZONING: M-1 LIGHT INDUSTRIAL AND RESEARCH DISTRICT
PROP. USE: WAREHOUSE/STORAGE UNIT WITH OFFICE SPACE
LOT SIZE: 4.73 ACRES

SETBACK REQUIREMENTS:
MIN. FRONT YARD - 65 FEET
MIN. REAR YARD - 30 FEET
MIN. SIDE YARD - 25 FEET
MIN. SETBACK WHEN ADJ. TO RESIDENTIAL - 50 FEET
BEDELL RD
SPECIAL SETBACK - 80 FEET

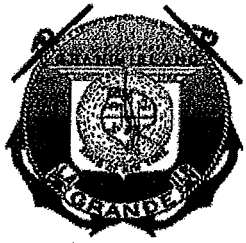
RECEIVED
FEB 17 2022
TOWN OF GRAND ISLAND
ZONING DEPT.

VARIANCE REQUEST:
TYPE: AREA VARIANCE
REQUEST: 26 FOOT SIDE YARD SETBACK WHILE ADJACENT TO RESIDENTIAL PROPERTY
REASON: EXISTING SITE FEATURES DO NOT ALLOW FOR COMPLIANCE WITH PROPOSED STRUCTURE. PROPOSED STRUCTURE AND USE WILL HAVE MINIMAL EFFECT ON NEIGHBORING PROPERTY.

NO.	DESCRIPTION	DATE

Project #: 202211 Date: 2/16/2022
Drawn by: MJC Scale: As Shown
Checked by: AJZ Date: 2/16/2022

VARIANCE REQUEST
2625 BEDELL ROAD
C-101



APPLICATION FOR AN AREA VARIANCE

PAID
TOWN CLERK
Town of Grand Island
MAR 16 2022

ZBA-2022-010

Patricia A. Frenzel

*Blantz
\$150
VIC*

Appeal Concerns Property at the following address:

2550 East River Rd
Grand Island, New York 14072

Property Owner's Name: Thomas Schulte

County Tax Map SBL Number: 38.14-1-34

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: Request to construct a two level deck on the shoreline part of the parcel.

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407-18C4

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Height for accessory structure on shoreline	4 ft.	13 ft. not including railing	9 ft height variance

Applicant: Sam Long's Landscaping, 2490 Long Rd, Grand Island, NY 14072

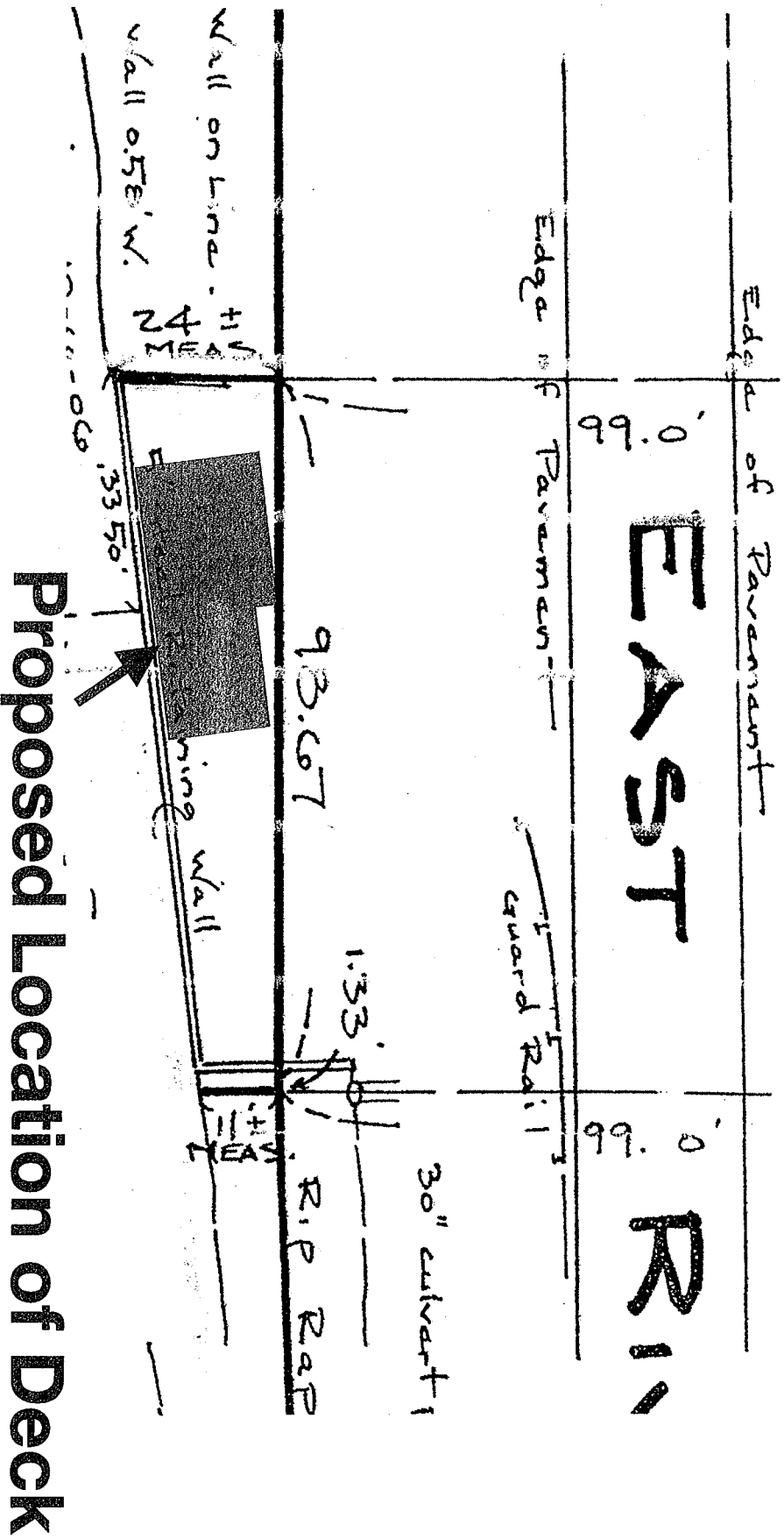
Applicant's Signature / Phone: *Sam Long*

Date: 3/16/22

*****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.*****

Survey of Riverfront





APPLICATION FOR AN AREA VARIANCE

ZBA-2022-011

Blantz
#150
VK
PAID
TOWN CLERK
Town of Grand Island
MAR 16 2022
Patricia A. Frenzel

Appeal Concerns Property at the following address:

1140 East River Rd
Grand Island, New York 14072

Property Owner's Name: David Mikulski

County Tax Map SBL Number: 51.15-3-19

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 construct a covered deck addition to an approved 10' x 14' shed on the shoreline of the lot

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407-18C4

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Height for accessory structure on shoreline lot	4 ft.	14 ft.	10 ft. height variance

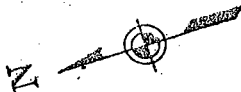
Applicant: David Mikulski, 1140 E River Rd , Grand Island, NY 14072-2729

Applicant's Signature / Phone:

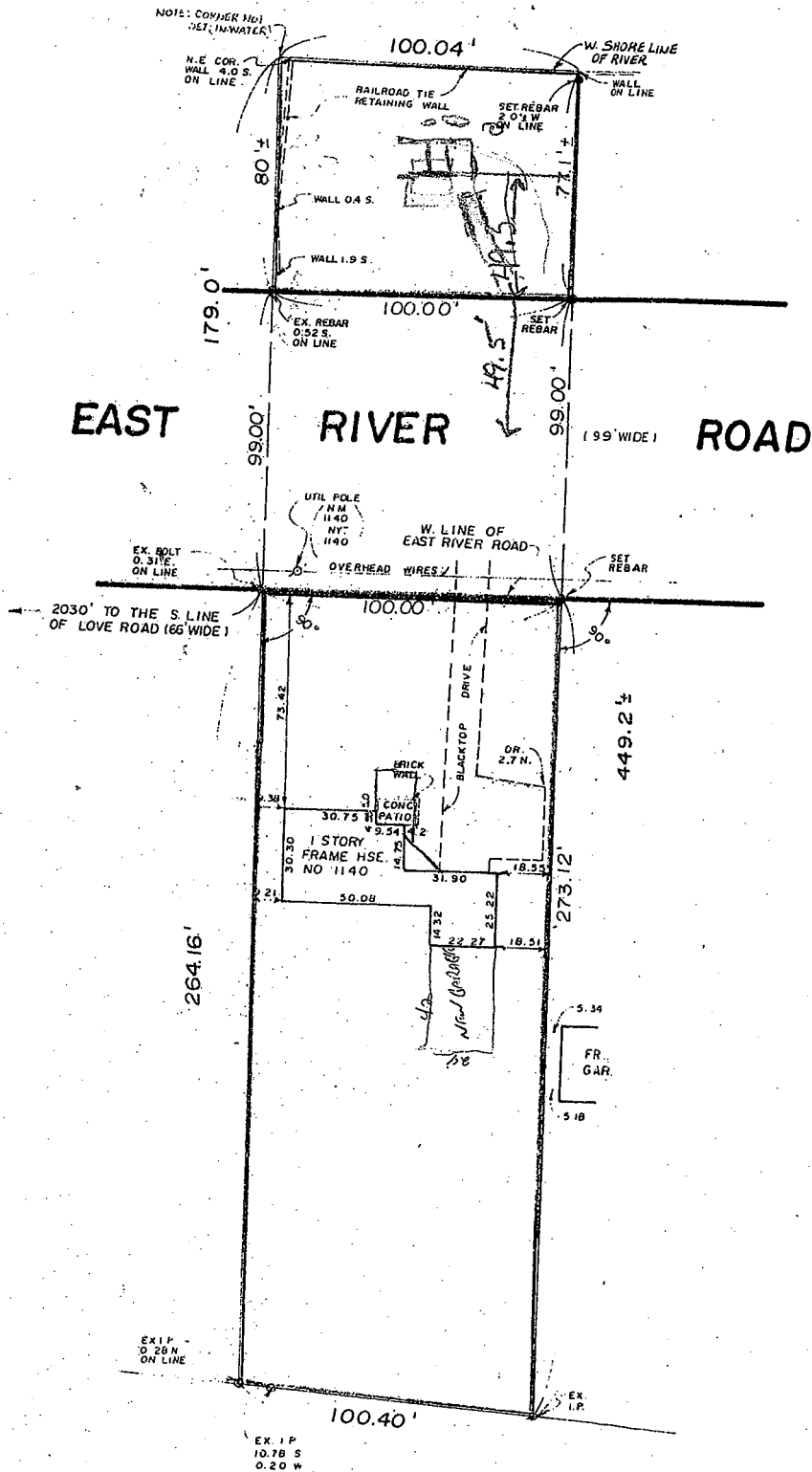
Date: 3-16-22

*****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.*****



EAST NIAGARA RIVER



NOTE:
 Uncolored, alteration or addition to any survey drawing, design, specification, plan, or report is a violation of Section 7209, Provision 2 of the New York State Education Law.

NOTE:
 This survey was prepared without the benefit of an Abstract of Title and is subject to any state of facts that may be revealed by an examination of such.

PART OF L. 18 S. T. H. TOWN OF GRAND ISLAND COUNTY OF ERIE NEW YORK

James L. Shisler

RESURVEY		
DATE	JOB	DESCRIPTION

JAMES L. SHISLER, L.S., P.C.
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 516
 EAST AURORA, NEW YORK 14052-0516 716-655-1058

DRAWN BY DMS SCALE 1" = 40'
 CHECKED BY JLS DATE JANUARY 26, 1998
 JOB 98014 SHEET C-2497