

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

AGENDA
May 4, 2023

NEW BUSINESS:

- 1) 4614 East River Road – Douglas Frost
Requests several variances to locate a pavilion on the shoreline portion of the parcel.
- 2) 1579 Bedell Road - John Blest
Requests a front yard setback variance for a fence on a corner lot.
- 3) 3398 East River Road – Kenneth Carter
Requests several variances to locate a shed on the shoreline portion of the parcel.
- 4) 3398 East River Road – Kenneth Carter
Requests a variance to construct a covered front porch on a single-family dwelling in the required front yard setback.
- 5) 3709 East River Road – William Schaab
Requests several variances to locate a shed on the shoreline portion of the parcel.
- 6) 5124 East River Road – Frank Cherry
Requests a front yard setback variance to construct a new deck on front of a single family dwelling.

CORRESPONDENCE:

None

OLD BUSINESS:

None

APPROVE MINUTES: Approve ZBA Minutes from April 6, 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 –

Planning Board Agenda –Apr. 10, 2023

Planning Board Minutes–Mar. 13, 2023

Town Board Agenda –Regular Meeting # 5, Mar. 20, 2023, Regular Meeting # 6, Apr. 3, 2023, Regular Meeting #7, April 17, 2023

Town Board Minutes –Regular Meeting # 4, Mar. 6, 2023, Regular Meeting # 5, Mar. 20, 2023



APPLICATION FOR AN AREA VARIANCE

ZBA-2023-012

PAID
TOWN CLERK
Town of Grand Island

MAR 21 2023

Patricia A. Frenzel

Appeal Concerns Property at the following address:

4614 East River Rd
Grand Island, New York 14072

Property Owner's Name: Douglas Frost

County Tax Map SBL Number: 12.20-3-5

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 locate a 11 ft. tall pavilion on the shoreline of the parcel.

Current Use of Property: Residential

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

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Shoreline height of an accessory structure	4 ft.	11 ft.	7 ft. height variance
Required front yard setback	50 ft.	25. ft.	25 ft. front yard setback on shoreline side
Number of accessory structures	2	3	1 additional accessory structure
area of an accessory structure	200 sq. ft	304 sq. ft.	104 sq. ft area variance

Applicant: Douglas Frost, 4614 East River Rd, Grand Island, NY 14072

Applicant's Signature / Phone:

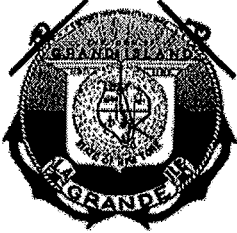
Douglas Frost

Date: 3-21-23

*****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.*****

2



APPLICATION FOR AN AREA VARIANCE

ZBA-2023-014

PAID
TOWN CLERK
Town of Grand Island

APR 10 2023

Patricia A. Frenz

DR
CK #
3104
\$150-

Appeal Concerns Property at the following address:

1579 Bedell Rd
Grand Island, New York 14072

Property Owner's Name: John Blest

County Tax Map SBL Number: 24.14-1-3

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 on a corner lot

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407-155.D
407-19A(2)

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Required fence setbacks	35 ft. front yard setback	10 ft.	25 ft. front yard setback
fence height in required front yard setback	3 ft.	6 ft. tall	3 ft. height variance

Applicant: John Blest, 1579 Bedell Rd , Grand Island, NY 14072-1822

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

Date: 4/10/23

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3



APPLICATION FOR AN AREA VARIANCE

ZBA-2023-015

PAID
TOWN CLERK
Town of Grand Island

APR 10 2023

Patricia A. Frenz

DF # 1733 \$150-

Appeal Concerns Property at the following address:

3398 East River Rd
Grand Island, New York 14072

Property Owner's Name: Kenneth Carter

County Tax Map SBL Number: 25.00-2-11

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:

Erect an 10' x 14' accessory structure with a maximum height of 11' along the Riverside, proposed location within required front yard and side yard.

Current Use of Property: Residential

407-18 (A)
407-18 (C) 4

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
Accessory Structure 53' from center of right-of-way	90'	53'	47'
Riverside Accessory Structure 11' in height	4'	11'	7'
Riverside Accessory Structure 4' from side property line	11'	4'	7'

Applicant: Kenneth Carter, 3398 East River Rd , Grand Island, NY 14072

Applicant's Signature / Phone: *Kenneth Carter* 716 870-2680 Date: 4-10-2023

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PAID
TOWN CLERK
Town of Grand Island

4

APR 12 2023

Patricia A. Frentzel
[Signature]
4/13/23
[Signature]



APPLICATION FOR AN AREA VARIANCE

ZBA-2023-016

Appeal Concerns Property at the following address:

3398 East River Rd
Grand Island, New York 14072

Property Owner's Name: Kenneth Carter

County Tax Map SBL Number: 25.00-2-11

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 a front yard setback variance to construct a covered front porch on the single family dwelling

Current Use of Property: Residential

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

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Required front yard setback	50 ft. from front lot line	46 ft.	4 ft. front yard setback variance

Applicant: Kenneth Carter, 3398 East River Rd , Grand Island, NY 14072

Applicant's Signature / Phone: *Kenneth S. Carter* 870-2680 Date: 4-11-2023

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APPLICATION FOR AN AREA VARIANCE

PAID
TOWN CLERK
Town of Grand Island

APR 12 2023

ZBA-2023-018

Patricia A. Frentzel

Appeal Concerns Property at the following address:

3709 East River Rd
Grand Island, New York 14072

Property Owner's Name: William Schaab

County Tax Map SBL Number: 25.11-1-41.1

Zoning District Classification: R-1B

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150
SLC

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 make improvements to a water pump shed on the shoreline. the new shed would be 10' x 7' x 8' and located 2.6 ft. from south lot line

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407-18C(4)

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Height for accessory structure on shoreline	4 ft.	8 ft.	4 ft.
Side yard setback for accessory storage	8 ft.	2.6 ft from south lot line	5.6 ft. side yard setback variance

Applicant: William Schaab, 3709 E River Rd, Grand Island, NY 14072-1450

Applicant's Signature / Phone: *William Schaab*

Date: *4/12/23*

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7



APPLICATION FOR AN AREA VARIANCE

ZBA-2023-019

PAID
TOWN CLERK
Town of Grand Island

APR 14 2023

Appeal Concerns Property at the following address:

5124 East River Rd
Grand Island, New York 14072

Patricia A. Frenz

Property Owner's Name: Frank Cherry

County Tax Map SBL Number: 12.15-2-40

Zoning District Classification: R-1C

Blantz

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:

\$150

For the Proposed Activity: Deck located at front of house.

ch 280

Current Use of Property: Residential

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

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Front yard setback	50 ft	39 ft	11 ft
Side yard setback	12 ft	6.8 ft	5.4 ft

Applicant: Frank Cherry, 5124 East River Rd, Grand Island, NY 14072

Applicant's Signature / Phone: *FWK*

Date: *4/14/23*

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