

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

AGENDA
August 4, 2022

NEW BUSINESS:

- 1) 2205 East River Road – Donald Kutzbach
Requests a rear and side yard setback variance for the addition of a sunroom.
- 2) 5367 East River Road – Charles Morell
Requests a side yard setback variance for the location of a shed.
- 3) 4019 East River Road – Eric Zellner
Requests two setback variances for the construction of a single family dwelling.
- 4) 2343 Staley Road – James Daigler
Requests an area variance for the construction of a detached garage.
- 5) 883 N Colony – Bruno Construction
Requests a height variance for the construction of a single family dwelling.
- 6) 5533 East River Road – Kurt Villani
Requests an **extension** to the previously granted height variances for two accessory structures.

CORRESPONDENCE: None

OLD BUSINESS: None

APPROVE MINUTES: Approve ZBA Minutes from July 7, 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 –May 17, 2022

Planning Board Agenda –July 11, 2022

Planning Board Minutes–June 13, 2022

Town Board Agenda –Regular Meeting #11, June 27, 2022;

Town Board Minutes –Regular Meeting #10, June 6, 2022,



PAID \$150-
CK# 34609

APPLICATION FOR AN AREA VARIANCE

BTS

ZBA-2022-032

PAID
TOWN CLERK
Town of Grand Island

JUN 23 2022

Appeal Concerns Property at the following address:

2205 East River Rd
Grand Island, New York 14072

Patricia A. Frenzsel

Property Owner's Name: Donald Kutzbach

County Tax Map SBL Number: 38.17-2-13

ZONING-DISTRICT 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: Construction of an addition to an existing SFD within the rear yard setback.

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
Rear Yard	50 ft	48 ft	2 ft
Side yard	12 ft	8 ft	4 ft

Applicant: Donald Kutzbach, 2205 E River Rd., Grand Island, NY 14072-2160

Applicant's Signature / Phone:

Date: 6/23/22

*****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.*****

(2)



APPLICATION FOR AN AREA VARIANCE

pd \$150 -
CK #1708
MA

ZBA-2022-034

PAID
TOWN CLERK
Town of Grand Island

Appeal Concerns Property at the following address:

5367 East River Rd
Grand Island, New York 14072

JUL - 8 2022

Patricia A. Frenzel

Property Owner's Name: Charles Morell

County Tax Map SBL Number: 12.14-2-1

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: Locate a 10' x 20' shed along driveway

Current Use of Property: Residential

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

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Side yard	13 ft	5 ft	8 ft.

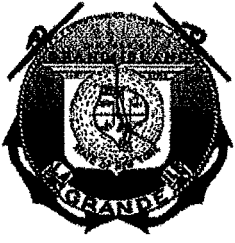
Applicant: Charles Morell, 5367 East River Rd , Grand Island, NY 14072

Applicant's Signature / Phone: *[Signature]* 716 207-5785 Date: 7-8-22

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

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APPLICATION FOR AN AREA VARIANCE

ZBA-2022-035

PA \$150 -
Cash

PAID
TOWN CLERK
Town of Grand Island

JUL 11 2022

Patricia A. Frenzler

Appeal Concerns Property at the following address:

4019 East River Rd
Grand Island, New York 14072

Property Owner's Name: Eric Zellner

County Tax Map SBL Number: 25.06-1-1.1

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

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	50 ft	17.5 ft.	32.5 ft
Required rear yard	50 ft	29 ft.	21 ft.

Applicant: Eric Zellner, 4019 East River Rd, Grand Island, NY 14072

Applicant's Signature / Phone:

Date: 7/11/22

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

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APPLICATION FOR AN AREA VARIANCE

ZBA-2022-036

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TOWN CLERK
Town of Grand Island
JUL 13 2022
Patricia A. Frontzel

Appeal Concerns Property at the following address:

2343 Staley Rd
Grand Island, New York 14072

Property Owner's Name: James Alvin Daigler
36.00-2-28.1

County Tax Map SBL Number:

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:

Area variance for garage space, proposes to construct a 36' x 36' garage in addition to an existing 28' x 32' garage. *Barn*

Current Use of Property: Residential

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

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Garage space.	1700 SF	2192 SF	492 SF

Applicant: James Alvin Daigler, 2343 Staley Rd , Grand Island, NY 14072-2044

Applicant's Signature / Phone: *James Daigler* 315 691-0475 Date: _____

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PAID
TOWN CLERK
Town of Grand Island

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JUL 14 2022

Patricia A. Frentzel
[Signature]
18557
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APPLICATION FOR AN AREA VARIANCE

ZBA-2022-037

Appeal Concerns Property at the following address:

883 Colony Rd
Grand Island, New York 14072

Property Owner's Name: Karen Ensminger

County Tax Map SBL Number: 51.19-1-14.1

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 single family dwelling with an average height of 45 ft.

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
Building Height	35 ft.	40 ft.	5 ft.

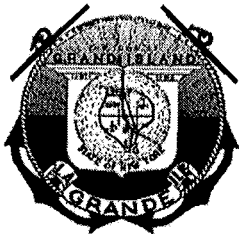
Applicant: Karen Ensminger, 9723 Nottingham Dr , Omaha, NE 68114

Applicant's Signature / Phone: *[Signature]* (716) 773-1422 Date: 7/14/22

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

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APPLICATION FOR VARIANCE EXTENSION

ZBA-2022-038

Appeal Concerns Property at the following address:

5533 East River Rd
Grand Island, New York 14072

Property Owner's Name: Kurt Villani

County Tax Map SBL Number: 12.14-1-1.221

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 an extension to the height variance preciously granted for a shed and pool house.

Current Use of Property:

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
height of accessory structure	4 ft.	14 ft.	10 ft

Applicant: Kurt Villani, 5533 East River Rd , Grand Island, NY 14072

Applicant's Signature / Phone: OF FILE WITH ORIGINAL APPLICATION Date: 7/14/22

*****SUBMIT A COPY OF THIS APPLICATION TO THE ZONING OFFICE FOR HEARING WITH THE ZONING BOARD OF APPEALS, PRIOR TO VARIANCE EXPIRATION*****

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