

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

AGENDA
September 7, 2023

NEW BUSINESS:

- 1) 1678 Bedell Road – Roberta Lew
Requests an area variance for a third accessory structure.
- 2) 3889 East River Road – Stickl Construction Co.
Requests a front yard setback variances and a garage space variance for the construction of a new single family dwelling.
- 3) 4750 East River Road – Toth Construction
Requests a side yard setback variance for a detached garage.
- 4) 2195 Long Road – Darrell Kinmartin
Requests an area variance and a side yard setback variance for a detached garage.
- 5) 4388 East River Rd – Louis Design Solutions
Requests an extension to a variance granted for a rear yard setback.

CORRESPONDENCE:

None

OLD BUSINESS:

- 1) 5000 East River Road – Keith Woods
Requests a side yard setback variance for the location of a detached garage.

APPROVE MINUTES: Approve ZBA Minutes from August 3, 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 – June 20, 2023

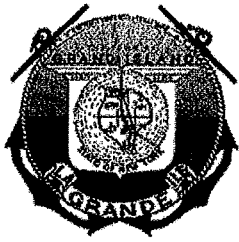
Planning Board Agenda –, 2023

Planning Board Minutes-, 2023

Town Board Agenda –Regular Meeting # 13, Aug. 7, 2023, Regular Meeting # , July 12, 2023,

Town Board Minutes –Regular Meeting # 11, June 26, 2023, Regular Meeting # 12, July 17, 2023

1



PAID
TOWN CLERK
Town of Grand Island

APPLICATION FOR AN AREA VARIANCE JUL 18 2023

ZBA-2023-042

Patricia A. Frentzel

Blantz
#150

Appeal Concerns Property at the following address:

1678 Bedell Rd
Grand Island, New York 14072

Property Owner's Name: Roberta Lew

County Tax Map SBL Number: 24.18-1-12.2

Zoning District Classification: R-1D

V/C

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: To request a third accessory structure for a 12 by 16' pavillion

Current Use of Property: Residential

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

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Adding a Third Accessory Structure/Bldg	2 Structures/Bldgs	3 Structures/Bldgs	1 Additional Structure/Bldg

Applicant: Roberta Lew, 1678 Bedell Rd , Grand Island, NY 14072-1843

Applicant's Signature / Phone: *Roberta Lew* Date: *7-18-23*
716-773-6925

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.



APPLICATION FOR AN AREA VARIANCE

ZBA-2023-043

Appeal Concerns Property at the following address:

3889 East River Rd
Grand Island, New York 14072

Property Owner's Name: Frank Kovacs

County Tax Map SBL Number: 25.06-1-21.1

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 and a garage space variance for the construction of a new single family dwelling.

Current Use of Property: Residential

407 Attachment I

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

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Required front yard	50 ft.	35 ft.	15 ft. front yard setback
Area of garage space	900 sq. ft.	1526 sq. ft.	625 sq. ft. area variance for garage

Applicant: John W. Stickl Construction Co, 3952 East River Rd , Grand Island, NY 14072

Applicant's Signature / Phone: ON FILE

Date: AMENDED 8/2/23

*****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-2023-044

PAID
TOWN CLERK
Town of Grand Island

JUL 26 2023

Patricia A. Frenzel
PD \$150.00 WAV
OK 053

Appeal Concerns Property at the following address:

4750 East River Rd
Grand Island, New York 14072

Property Owner's Name: James Hoddick

County Tax Map SBL Number: 12.20-1-12

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 side yard setback variance for the location of a 21' x 28' x 17' detached storage building.

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
Required Side Yard Setback	17 ft. (height of building)	5 ft.	12 ft. side yard setback

Applicant: Toth Construction, 765 Alt Blvd., Grand Island, NY 1472

Applicant's Signature / Phone: *[Signature]* 716-830-5090

Date: 7/26/23

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

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SEND TO BOTH,

PAID
TOWN CLERK
Town of Grand Island

DF VK \$150 -

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AUG 16 2023

Patricia A. Frenzsel



APPLICATION FOR AN AREA VARIANCE

ZBA-2023-046

Appeal Concerns Property at the following address:

2195 Long Rd
Grand Island, New York 14072

Property Owner's Name: Darrell Kinmartin

County Tax Map SBL Number: 23.08-3-5

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 56' x 32' x 14' detached garage 10 ft from west lot line.

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
Area for detached garage	1200 sq. ft.	1792 sq. ft.	592 sq. ft.
Side yard setback	14 ft. (height of structure)	10 ft	4 ft.

Applicant: Darrell Kinmartin, 2195 Long Rd , Grand Island, NY 14072-1327

Applicant's Signature / Phone: Cheryl Kinmartin

Date: 8/16/23

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

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