

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

**AGENDA**  
**October 6, 2022**

**NEW BUSINESS:**

- 1) 2924 Stony Point Road – Frank Conner  
Requests a setback variance for a detached garage.
- 2) 44 Elsie Lane – Patricia Vampotic  
Requests two setback variances for a detached garage.
- 3) 3043 Westwood Drive – Catherine LoVullo  
Requests a setback variance for a detached garage.
- 4) 103 Colonial Drive – Kenneth O’Keefe  
Requests two setback variances for a detached garage.
- 5) 2610 Baseline Road – Richard Campagna  
Requests a setback variance for a detached garage.
- 6) 3751 East River Road – Frank Vacanti  
Requests a setback variance for a detached garage.
- 7) SBL # 36.01-3-52 located at the end of Fourth Street.  
Requests to construct a single-family dwelling on a lot with no street frontage.

**CORRESPONDENCE:** None

**OLD BUSINESS:** None

**APPROVE MINUTES:** Approve ZBA Minutes from September 1, 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 –J, 2022**  
**Planning Board Agenda –A, 2022**

**Planning Board Minutes-**, 2022

**Town Board Agenda** –Regular Meeting #1, 2022; Regular Meeting # 1, 2022, Regular Meeting # 1

**Town Board Minutes** –Regular Meeting #1, 2022,



# APPLICATION FOR AN AREA VARIANCE

ZBA-2022-044

PAID  
TOWN CLERK  
Town of Grand Island  
AUG 19 2022

*Patricia A. Frenzel*

*150.00  
VIC*

**Appeal Concerns Property at the following address:**

2924 Stony Point Rd  
Grand Island, New York 14072

Property Owner's Name: Frank Conner

County Tax Map SBL Number: 24.11-1-32.1

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 24' x 50' x17' Storage building 10 ft from lot line.

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	17 ft.	10 ft.	7 ft.

Applicant: Frank Conner, 2924 Stony Point Rd, Grand Island, NY 14072

Applicant's Signature / Phone: *Frank Conner*

Date: 8/19/2022

**\*\*\*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.\*\*\***

2



# APPLICATION FOR AN AREA VARIANCE

**ZBA-2022-045**

*REVISED APPLICATION  
TO ADD ZONING DISTRICT  
AND SEPARATE SIDE  
AND REAR SETBACKS  
9/15/22*

**Appeal Concerns Property at the following address:**

44 Elsie Ln  
Grand Island, New York 14072

Property Owner's Name: Patricia Vampotic

County Tax Map SBL Number: 51.14-2-8

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: 20' x 20' x 12' Garage constructed closer to the property line than allowed by zoning.

Current Use of Property: Residential

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

State the type of Variance needed:

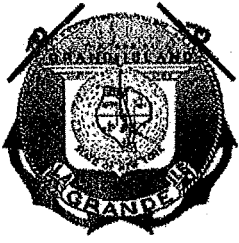
Name	Requirement	Proposed	Variance Amount
Side yard setback for accessory structure	12 ft	4 ft	8 ft
Rear yard setback for accessory building	12 ft.	4 ft.	8 ft.

Applicant: Patricia Vampotic, 44 Elsie Ln , Grand Island, NY 14072-2704

Applicant's Signature / Phone: SEE ORIGINAL APPLICATION Date: \_\_\_\_\_

**\*\*\*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-2022-046

PAID  
TOWN CLERK  
Town of Grand Island  
SEP - 7 2022

*PAID \$150.00  
CASH  
Patricia A. Frentzel*

Appeal Concerns Property at the following address:

3043 Westwood Dr  
Grand Island, New York 14072

Property Owner's Name: Catherine LoVullo

County Tax Map SBL Number: 23.14-2-5

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 for a 20' x 30' detached garage per the submitted survey

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
Required front yard setback	50 ft. from front lot line	35 ft.	15 ft. front yard setback

Applicant: Joseph Saraceno, , ,

Applicant's Signature / Phone: *Joseph Saraceno* 716-982-1500 Date: 9-7-22

**\*\*\*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.\*\*\***

*MEETING OCT. 6<sup>th</sup> 7:00 AM*



# APPLICATION FOR AN AREA VARIANCE

ZBA-2022-047

REVISED APP TO INCLUDE  
ZONING DISTRICT AND SPACING  
SIDE AND REAR SETBACKS  
9/15/22 EST

Appeal Concerns Property at the following address:

103 Colonial Dr  
Grand Island, New York 14072

Property Owner's Name: Kenneth O Keefe

County Tax Map SBL Number: 24.13-2-34

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:

Requests to construct a 16' x 20' x 12'.6" storage building 8 ft. from side and rear lot line

Current Use of Property: Residential

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

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Required side yard for storage structure	12'6" ft. (height of building)	8 ft.	4.5 ft side yard setback
Required rear yard for storage structure	12'6" ft. (height of building)	8 ft.	4.5 ft. rear yard setback

Applicant: Kenneth O Keefe, 103 Colonial Dr , Grand Island, NY 14072-1850

Applicant's Signature / Phone: ON ORIGINAL APPLICATION Date: 9/8/22

**\*\*\*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.\*\*\***

5



# APPLICATION FOR AN AREA VARIANCE

ZBA-2022-048

PD \$150.00 WAV  
CK 163

PAID  
TOWN CLERK  
Town of Grand Island

SEP 13 2022

*Patricia A. Frenz*

Appeal Concerns Property at the following address:

2610 Baseline Rd  
Grand Island, New York 14072

Property Owner's Name: Richard Campagna

County Tax Map SBL Number: 24.03-1-21

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 32' x 48' x 14' detached garage 10 ft. from south lot line

Current Use of Property: Residential

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

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
allowed garage space	1200 sq. ft.	1536 sq. ft.	336 sq. ft
Required side yard	14 ft. (height of building)	10 ft.	4 ft. side yard setback

Applicant: Richard Campagna, 2610 Baseline Rd, Grand Island, NY 14072

Applicant's Signature / Phone: *Richard Campagna*

Date: 9/13/2022

**\*\*\*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.\*\*\***

6



# APPLICATION FOR AN AREA VARIANCE

ZBA-2022-049

PAID  
TOWN CLERK  
Town of Grand Island  
SEP 14 2022

KO  
CL  
9079

*Patricia A. Frenzel*

**Appeal Concerns Property at the following address:**

3751 East River Rd  
Grand Island, New York 14072

Property Owner's Name: Frank Vacanti

County Tax Map SBL Number: 25.11-1-14

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:**

Propose to construct a 20' x 34' x 17' detached garage. Shed in side yard will be removed.

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
Required side yard	17 ft (height of structure)	8 ft.	9 ft. side yard setback

Applicant: Frank Vacanti; 3751 East River Rd , Grand Island, NY 14072

Applicant's Signature / Phone: *Frank Vacanti*

Date: 9/14/22

**\*\*\*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.\*\*\***



7



# APPLICATION FOR AN AREA VARIANCE

ZBA-2022-050

PAID  
TOWN CLERK  
Town of Grand Island

SEP 15 2022

*Patricia A. Frenzel*

V/C  
\$150.00  
KQ

Appeal Concerns Property at the following address:

Fourth St  
Grand Island, New York 14072

Property Owner's Name: Lisaandra Panepinto

County Tax Map SBL Number: 36.01-3-52

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: Construction of a residential home on lot without legal frontage.

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407-17.J.

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Street frontage	140 LF	0 LF	140 LF

Applicant: Peter Louw, , ,

Applicant's Signature / Phone: \_\_\_\_\_

Date: 9-15-22

**\*\*\*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.\*\*\***