

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

AGENDA
November 3, 2022

NEW BUSINESS:

- 1) 1963 Baseline Road – Eric Pietron
Requests a front and side yard setback variance for the construction of a front and rear deck.
- 2) 3561 East River Road – Mark Hess
Requests a height and side yard setback variance for the construction of a detached garage.
- 3) 1244 East River Road – John Siegel
Requests side yard setback variance for the construction of a deck.
- 4) 2585 Bedell Road – Steven Stutz
Requests a front yard setback variance for an addition to the front of a single-family dwelling.
- 5) SBL # 36.01-1-1 Second Street
Requests to construct a single-family dwelling on a lot with no legal street frontage.

CORRESPONDENCE:

The Engineering Department has provided a turnaround detail and spec sheet in reference to lots with no legal frontage.

OLD BUSINESS:

- 1) 3751 East River Road – Frank Vacanti
Requests a setback variance for a detached garage.
- 2) SBL # 36.01-3-52 located at the end of Fourth Street.
Requests to construct a single-family dwelling on a lot with no legal street frontage.

APPROVE THE ZBA 2023 MEETING AND DEADLINE CALENDAR

APPROVE MINUTES: Approve ZBA Minutes from October 6, 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:

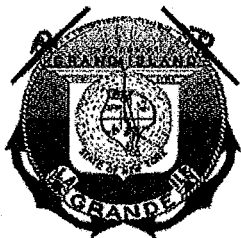
Board of Architectural Review Minutes –Aug. 16, Sept. 20, 2022

Planning Board Agenda –Oct. 11, 2022

Planning Board Minutes-Sept. 12, 2022

Town Board Agenda –Regular Meeting #16, Sept. 19, 2022; Regular Meeting # 17, Oct. 3, 2022, Regular Meeting # 1

Town Board Minutes –Regular Meeting #15, Sept. 6, 2022, Regular Meeting # 16, Sept. 19, 2022, Regular Meeting #17, Oct. 3, 2022



APPLICATION FOR AN AREA VARIANCE

ZBA-2022-051 PAID
TOWN CLERK
Town of Grand Island

KO
VIC
\$150.00

Appeal Concerns Property at the following address:

1963 Baseline Rd
Grand Island, New York 14072

SEP 19 2022

Patricia A. Frontzel

Property Owner's Name: Eric Pietron

County Tax Map SBL Number: 37.03-1-38

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: Requesting a front and side yard setback variance for two deck structures

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s):
Section 407-18 & Chapter 407 Schedule 1

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Front yard setback for deck in front	100'	56'	46'
Side yard setback for deck on back	10'	4'	6'

Applicant: Eric Pietron, 1963 Baseline Rd , Grand Island, NY 14072-2014

Applicant's Signature / Phone: *Eric Pietron* / 716-573-6413 Date: 9-19-22

*****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.*****



APPLICATION FOR AN AREA VARIANCE

ZBA-2022-052

PAID
TOWN CLERK
Town of Grand Island
SEP 27 2022

Blantz
#150
dk1507

Appeal Concerns Property at the following address:

5361 East River Rd
Grand Island, New York 14072

Patricia A. Frenzel

Property Owner's Name: Mark Hess

County Tax Map SBL Number: 12.14-2-2

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: Construct a 20' x 30' x 20' tall detached garage 6 ft. from the east side 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
Height of an accessory structure	18 ft.	20 ft	2 ft
Side yard setback	20 ft.	6 ft	14 ft.

Applicant: Mark Hess, 5361 E River Rd , Grand Island, NY, 14072-1132

Applicant's Signature / Phone:

Mark Hess

Date: 9-26-22

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APPLICATION FOR AN AREA VARIANCE

ZBA-2022-053

PAID
TOWN CLERK
Town of Grand Island

SEP 27 2022

Appeal Concerns Property at the following address:

1244 East River Rd
Grand Island, New York 14072

Property Owner's Name: John Siegel

County Tax Map SBL Number: 51.15-3-8

Patricia A. Frenz
pd \$150.00
KJ
CK
17348

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 a new deck, 2.08 feet within the required side yard

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407 Schedule 1

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Minimum Side Yard	10	7.92	2.08

Applicant: John Siegel, 1244 East River Rd , Grand Island, NY 14072

OWNER #: (716) 864-4955

Applicant's Signature / Phone: *John Siegel* 716-583-3346 Date: 9-27-22

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(4)

Patricia A. Frentzel
K. [unclear]
#150.00
[unclear]



APPLICATION FOR AN AREA VARIANCE

ZBA-2022-054

Appeal Concerns Property at the following address:

2585 Bedell Rd
Grand Island, New York 14072

Property Owner's Name: Steven Stutz

County Tax Map SBL Number: 23.00-1-27

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: Erect a 7' x 10' mudroom addition, 17.74 feet within the required front 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
Mudroom addition within Required Front Yard	50'	32.26'	17.74'

Applicant: Steven Stutz, 2585 Bedell Rd, Grand Island, NY 14072-1205

Applicant's Signature / Phone: *[Signature]* 619-823-1246 Date: 10/03/22

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APPLICATION FOR AN AREA VARIANCE

ZBA-2022-055

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PD \$150.00
WAV
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PAID
TOWN CLERK
Town of Grand Island
OCT 11 2022

Patricia A. Frenzel

Appeal Concerns Property at the following address:

Second St
Grand Island, New York 14072

Property Owner's Name: Lynn Panepinto Trust

County Tax Map SBL Number: 36.01-1-1

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	70 LF	70 LF

Applicant: Lynn Panepinto Trust, 132 Dingens St , Buffalo, NY 14203

Applicant's Signature / Phone: *Nick Panepinto* 716-560-9688 Date: 10/11/22

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