

# TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS

## AGENDA FOR March 18, 2025

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Orchard Park, New York will hold a Public Hearing on **Tuesday, the 18th of March, 2025 at 7:00 P.M.** in the **Orchard Park Community Activity Center, 4520 California Road**, in said Town, in the matter of the following appeals:

MEMBERS: Work session starts at 6:30 P.M. (Members please be prompt.)

### NEW BUSINESS

1. File#: 09-25, Anthony Adinolfi, 6446 Scherff Road, Zone A-1, SBL# 198.00-1-51, (Lot 2, Township 9, Range 7). Requests an Area Variance to install a 20 foot x 30 foot garage forward of the primary structure. *No accessory structure shall be located within the front yard or required side yard, §144-24A(1)(b).*
2. File#: 10-25, Julia & Jason Pericak, 1 Deer Run, Zone R-1, SBL# 173.19-1-1 (Part of Lot 61, Township 9, Range 7). Request an Area Variance to construct a 20.25 foot x 31 foot deck on the side of the house with a 14.25 foot side setback. *Side setback in an R-1 zone is 15', §144 Attachment 15 Schedule of Height, Lot, Yard, and Bulk Regulations.*
3. File#: 11-25, Jessica Radon/RH3385, LLC, 3385 Orchard Park Road, Zone B-4, SBL# 152.20-4-1, (Part of Lot 16, Township 10, Range 7). Requests an Area Variance for additional front yard parking. *Front Yard Parking is prohibited §144 Attachment 10 Schedule of Use Controls.*
4. File#: 12-25, Richard Keppel, 3061 Abbott Road, Zone B-2, SBL# 151.12-4-27, (Sub Lots, 1&2 Map Cover 1410). Requests an Area Variance for an 8 foot solid wood fence in the front yard. *Maximum height of fence in front yard is 4 feet, Such fence or wall or hedge shall in no event enclose a front yard; nor shall it exceed four feet in height. A fence shall be of open, decorative design and permit clear visibility through at least 80% of its vertical area, §144-22A(2)(c).*
5. File #03-25, (Previous File# 21-23) Ellicott Development, 4297 Abbott Road, Zoned B-2, SBL# 172.05-1-1.1 (Part of Farm Lot 39, Township 9, Range 7). Requests 2 Area Variances. The first Variance is for the entranceway(s) of the automotive service station to be 189 feet 5 inches to the nearest residential zone. *Location of exits and entrances. No automotive service station shall have an entrance or exit for vehicles within 300 feet, as measured along the right-of-way, of an existing school, public playground, church, chapel, convent, hospital, public library or any residential district. Such access shall be not closer to any intersection than 30 feet, §144-29C(2).* The second Variance is for front yard parking. *Vehicle parking shall be prohibited in the front yard of B Commercial or in any area set forward of a building when the majority of the building front is at a greater setback than the front line of the building, §144-29A(4).* NOTE: This is a rehearing of expired Variances granted on 1/16/24.

THE PETITIONER OR AN AUTHORIZED REPRESENTATIVE MUST ACCOMPANY EVERY PRESENTATION. ALL PERSONS CONCERNED WITH OR INTERESTED IN THE ABOVE APPEALS WILL BE GIVEN THE OPPORTUNITY TO BE HEARD AT THIS PUBLIC HEARING.

Dated: 2/21/25  
Orchard Park, New York

Lauren Kaczor Rodo, Chairwoman  
Zoning Board of Appeals