

TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS

AGENDA FOR June 17, 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 17th of June, 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.)

OLD BUSINESS

- 1 ZBA File #21-25, Joseph Iafallo Sr., 4177 Abbott Road, Zoned DR-2, SBL# 161.17-3-9.1, (Lots 2 & 3 Map Cover 1541). Requests two (2) Area Variances for front and side yard setbacks for the construction of a commercial building. First Variance is for a 27.88 foot front setback, *Minimum front setback in a DR-2 zone is 50 feet. §144 Attachment 15 Supplement Height, Yard, Lot and Bulk Regulations.* Second Variance is for a 5 foot side setback, *Minimum side setback in a DR-2 Zone is 25 feet, §144 Attachment 15 Supplemental Height, Yard, Lot and Bulk Regulations.*

NEW BUSINESS

- 1 ZBA File# 26-25, Amy Burke, 32 Sonnet Drive, Zoned R-1- CMO, SBL# 162.08-3-40, (Sub lot 40, Map Cover 3547). Requests an Area Variance for a three (3) season room on the rear of a single family dwelling. This addition will create a 24 foot rear setback. Minimum rear setback in a CMO is 30 feet. *No principal building shall extend closer than 30 feet to the rear lot line. The minimum distance between dwellings backing up to each other shall not be less than 60 feet. §144-17.1(D) (5), Conservation Management Overlay, Design regulations for principal structure and uses.*
- 2 ZBA File# 27-25, William J. Larson, 62 Fay Street, Zoned R-3, SBL# 161.17-1-3, (Sub lot 7,8,9, Map Cover 1541). Requests an Area Variance for 32 linear feet of 6 foot high solid vinyl fence within the front yard. Maximum height of fence in front yard is four (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, §144-22 A (2) (c), Yard Regulations.*
- 3 ZBA File# 28-25, Severyn Development, 6337 Webster Road, Zoned R-3, SBL# 161.10-1-3, (Sub lot 3, Map Cover 3976). Requests an Area Variance to construct a roof structure over an existing patio which will increase lot coverage to 16.38%. Maximum lot coverage for this R-3 lot is 15%, *§144-9(b), Supplemental Height, Lot, Yard and Bulk Regulations.*
- 4 ZBA File# 29-25, William Mutka, 7894 Milestrip Road, Zoned R-2, SBL# 154.17-1-9.11, (proposed Sub lots 3 & 4, P.B. File #10-25). Requests an Area Variance to create two (2) contiguous residential lots with minimum street access. *§144-22(F) Two lots with minimum street access shall not be contiguous.*

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: 5/28/25
Orchard Park, New York

Lauren Kaczor Rodo, Chairwoman
Zoning Board of Appeals