

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

AGENDA
April 6, 2023

NEW BUSINESS:

- 1) 871 Whitehaven Road – Grand Island Sunrise LLC
Requests a variance for solar panels within the required setback from a residential dwelling.
- 2) 4019 East River Road – Eric Zellner
Requests a front and side yard setback variance for the foundation of a garage tunnel.
- 3) 2343 Staley Road – James Daigler
Requests an area variance for a second detached storage building.
- 4) 209 Hennepin Road – Kelly and Eric Finkowski
Requests a side and rear yard setback variance for the location of a shed.
- 5) 2489 Fix Road – Taylor Kaufman
Requests a side yard setback variance for the location of a detached storage building.
- 6) 60 Cedar Ridge Circle – Anthony Scanio
Requests a rear yard setback variance for the location of a detached storage building.
- 7) 4967 East River Road – Jeffrey Morgan
Requests a front and rear yard setback variance for the construction of an attached carport.

CORRESPONDENCE:

None

OLD BUSINESS:

None

APPROVE MINUTES: Approve ZBA Minutes from March 2, 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 – Jan. 17, 2023, Feb. 21, 2023

Planning Board Agenda –Mar. 13, 2023

Planning Board Minutes-Jan. 9, 2023

Town Board Agenda –Regular Meeting # 4, Mar. 6, 2023, Regular Meeting #5, Mar. 20, 2023

Town Board Minutes –Regular Meeting # 3, Feb. 6, 2023

1



APPLICATION FOR AN AREA VARIANCE

ZBA-2023-005

PAID
TOWN CLERK
Town of Grand Island

MAR 02 2023

Patricia A. Frenzel

*DR # 1423855
\$150.00*

Appeal Concerns Property at the following address:

871 Whitehaven Rd
Grand Island, New York 14072

Property Owner's Name: WNY Public Broadcasting Assoc
38.09-3-1

County Tax Map SBL Number:

Zoning District Classification: B1

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: Solar enegy facility setbackvariance to occupied residences.

Current Use of Property: Commercial

Denial was made because of a violation or conflict with the Zoning Code (s): 407-165.1.H.(5)(c)

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Solar Park setback from inhabited residence	500 feet	415 feet	85 feet

Applicant: Grand Island Sunrise, LLC,

Applicant's Signature / Phone:

James L. Bufalino
716 989 3336

Date: *3.2.23*

*****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-2023-006

PAID
TOWN CLERK
Town of Grand Island
MAR 14 2023

Appeal Concerns Property at the following address:

4019 East River Rd
Grand Island, New York 14072

Property Owner's Name: Eric Zellner

County Tax Map SBL Number: 25.06-1-1.1

Zoning District Classification: R-1B

Patricia A. Frenzsel
Blantz
150
CASH

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 locate foundation for garage tunnel within the required front and side 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
required front yard setback	50 ft.	10 ft.	40 ft front yard setback
side yard setback variance	12 ft.	10 ft.	2 ft. side yard setback

Applicant: Eric Zellner, 4019 East River Rd, Grand Island, NY 14072

Applicant's Signature / Phone:

[Signature] 716-909-3992

Date:

3/14/23

*****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.*****

3



APPLICATION FOR AN AREA VARIANCE

ZBA-2023-008

PAID
TOWN CLERK
Town of Grand Island

MAR 14 2023

Patricia A. Frontz

*DR
CL #
258
\$1800*

Appeal Concerns Property at the following address:

2343 Staley Rd
Grand Island, New York 14072

Property Owner's Name: James Alvin Daigler
36.00-2-28.1

County Tax Map SBL Number:

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:

Area variance for garage space to construct a 36' x 36' garage in addition to an existing 28' x 32'

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
Area variance for garage space	1700 sq. ft.	2192 sq. ft	492 sq. ft.

Applicant: James Alvin Daigler, 2343 Staley Rd , Grand Island, NY 14072-2044

Applicant's Signature / Phone:

[Handwritten Signature]

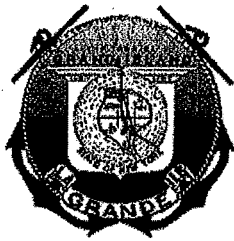
315-651-0475

Date: 3-14-23

*****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.*****

4



APPLICATION FOR AN AREA VARIANCE

ZBA-2023-007

PAID
TOWN CLERK
Town of Grand Island

MAR 14 2023

Patsy A. Frenzel

DR
VIC
\$150.00

Appeal Concerns Property at the following address:

209 Hennepin Rd
Grand Island, New York 14072

Property Owner's Name: Kelly Finkowski

County Tax Map SBL Number: 51.10-3-13

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: Request to locate a 12' x 16' x 12' shed in the required side and rear setback.

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
side yard setback	12 ft	3 ft	9ft. side yard setback
rear yard setback	12 ft	2 ft	10 ft

Applicant: Eric Finkowski, 209 Hennepin Rd, Grand Island, NY 14072-2324

Applicant's Signature / Phone:

Eric Finkowski

3/14/23

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-2023-009

PAID
TOWN CLERK
Town of Grand Island

MAR 15 2023

[Handwritten signature]

Patricia A. Frenzel

Appeal Concerns Property at the following address:

2489 Fix Rd
Grand Island, New York 14072

Property Owner's Name: Taylor Kaufman

County Tax Map SBL Number: 50.04-2-33

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 30' x 50' x 17' detached storage building to be located 10 ft. from east 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. (height of building)	10 ft.	7 ft. side yard setback

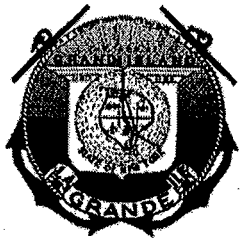
Applicant: Taylor Kaufman, 2489 Fix Rd, Grand Island, NY 14072

Applicant's Signature / Phone: *[Signature]* (716) 536-0243 Date: 3/15/23

*****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-2023-010

PAID
TOWN CLERK
Town of Grand Island

MAR 16 2023

Patricia A. Frontzel

DR
VIC
\$150-

Appeal Concerns Property at the following address:

60 Cedar Ridge Circle
Grand Island, New York 14072

Property Owner's Name: Ann Scanio

County Tax Map SBL Number: 11.20-5-5

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 locate a 10' x 14' x 10' shed in the required rear yard setback

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 rear yard	10 ft.(height of building)	8ft.	2 ft. rear yard setback

Applicant: Anthony Scanio, 60 Cedar Ridge Circle, Grand Island, NY 14072

Applicant's Signature / Phone: *Anthony Scanio*

Date: 3/16/23

*****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

PAID TOWN CLERK Town of Grand Island

MAR 16 2023

ZBA-2023-011

Patricia A. Frenzel
Blantz
V/C
150-

Appeal Concerns Property at the following address:

4967 East River Rd
Grand Island, New York 14072

Property Owner's Name: Jeffrey Morgan

County Tax Map SBL Number: 12.15-2-12.1

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: Requests a front yard setback and side yard setback variance for an attached car port.

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
Required front yard	50 ft.	43 ft	7 ft front yard setback
Side yard setback	12 ft	6 ft.	6 ft. side yard setback

Applicant: Jeffrey Morgan, 4967 E River Rd , Grand Island, NY 14072-1134

Applicant's Signature / Phone: Jeffrey L. Morgan

Date: 3/16/23

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.