

ZONING BOARD OF APPEALS

The hearing on Tuesday, June 13, 2023, is called to order by Chairman Kwiek at 7:00pm.

Members present: Ron Carey

Greg Kalinowski

John Jimenez

Jim Lembke

Harry Kwiek

Also: Phyllis Todoro, Town Atty

Ray Balczerak, Building Insp.

Robert Schafer, Alternate

Absent: Shawn Pralow

Appeals Case #1439 for Miltiadis Properties LLC of 124 South Blossom Road, Elma, NY who is requesting an area variance to split a lot into two nonconforming lots §144-30, Residential C

Milton and his son were present and stated that the lot is double the size of the lots in the area. He has two sons that he would like to have a lot for each of them to build on. The lot is 217 feet in the front, one of the lots would be 108 in front and the other lot would be 109 in the front.

Mr. Jimenez asked if there was any development on the property and there was a house that was demolished, and that the septic had been filled in. The board was also advised that they would be building single family homes on the parcel.

Mr. Kalinowski mentioned a prior company wanted to come before the board in 2019 & withdrew, and Milton advised the board that was around the time when he was buying the property.

Mr. Kwiek looked at the wetlands & stated that there are very little wetlands at the back of the property. Mr. Kwiek asked the timing to start the project, and the reply is that they are waiting for the cost of materials to come down.

No one spoke in favor or against the variance.

Mr. Lembke made a motion to approve the variance for Appeals Case #1439 for Miltiadis Properties LLC of 124 South Blossom Road, Elma, NY who is requesting an area variance to split a lot into two nonconforming lots §144-30, Residential C, based on the following criteria:

- 1) No other means of achieving.
- 2) No undesirable change confirms to the neighborhood.
- 3) No substantial change.
- 4) No adverse effect to environment
- 5) Not self-created in making two lots.

Seconded by Mr. Carey All- Yes.

Motion to adjourn at 7:21pm by Mr. Jimenez and seconded: Mr. Carey.

Respectfully Submitted,

Kerry Galuski
Zoning Board Secretary