



Bo Tucker was present and explained the new building he would like to build. When Mr. Tucker purchased the property it was zoned for larger buildings and he was advised that it would not be an issue when he went to develop the property.

Mr. Schafer asked the location of the new building and was informed that it will be located next to the other two buildings on Seneca Street and that the driveway is already in place on the property. Mr. Kalinowski asked about the parcel and when they were separated and if the lot has been created already. The tax map that the zoning board members were given is an old copy of the layout for the property. Mr. Kalinowski also asked about the application that was submitted and that on page 2 of the SEQR question number nine is answered yes and if that maybe a mistake. Mr. Tucker replied that it should be answered no and he changed the original application to no and initialed the change.

Mr. Tucker advised that there will be no hazardous material on site and that the business going into the building would be doing computer design. Mr. Tucker showed the board the design and the color of the new building.

For the variance were: Bob Planter – 171 Streif Road  
Rory Brake - 6100 Seneca Street  
Against the variance was: Kenneth Scherr - 5961 Seneca Street

Mr. Trzepacz made the motion for Appeals Case #1313 for Bo Tucker of 5990 Seneca Street, Elma, NY who is requesting a variance to construct a 60 by 174-foot building which is larger than the 7000-sq. ft. allowable § 144-84, C-2, that the variance be granted based on the following criteria:

- 1) An undesirable change would not be known.
- 2) The benefit could not be achieved another way.
- 3) The request is not substantial.
- 4) The request would not have an adverse physical or environmental effect.
- 5) The alleged difficulty is not self-created in this case.

Seconded by Mr. Kalinowski. Ayes: 5. Nays: 0.

Appeals Case #1314 for Michael Buyers of 2601 West Blood Road, East Aurora, NY who is requesting a variance to apply for a kennel permit § 144.51 B (1), Residential B.

Mr. Buyers was present and explained how he is looking to get another dog before his older dog passes away and he spoke to his neighbor has no issues with the dogs. Mr. Schafer asked about the four dogs being family dogs and Mr. Buyers is not looking to board dogs.

Mr. Cary asked if four is the most that he was looking to have and he was told that four is their limit. Mr. Carey also asked if there is fencing on the property and Mr. Buyers replied that three quarters of the yard is fenced. Mr. Kwiek also asked about the number of dogs and Mr. Buyers again mentioned that four was all they would have.

No one spoke for the variance. Against the variance was: Donna Bove of 2570 West Blood Road

Mr. Carey made the motion for Appeals Case #1314 for Michael Buyers of 2601 West Blood Road, East Aurora, NY who is requesting a variance to apply for a kennel permit § 144.51 B (1), Residential B, that the variance be approved based on the following criteria:

- 1) An undesirable change would not be known.
- 2) The benefit could not be achieved another way.
- 3) The request is not substantial.
- 4) The request would not have an adverse physical or environmental effect.
- 5) The alleged difficulty is not self-created in this case.

Seconded by Mr. Kwiek. Ayes: 5. Nays: 0.

Appeals Case #1315 for Adam Cahill of 331 Pound Road, Elma, NY who is requesting a variance to install a driveway closer than allowed by code and also wants to build a new house on the existing property where his current house is and tear down the old house after the new one is complete § 144-33 and § 144-58 A1, Residential C.

Mr. Cahill was present to explain his case. Mr. Schafer asked about the location of the new house and Mr. Cahill pointed the location out on a map. Mr. Trzepacz asked if he owned both properties and was advised that he does. Mr. Trzepacz also asked if the driveway could be on the property and Mr. Cahill replied it would be 10 feet off the property line.

Mr. Schafer asked about having the house up for a year after the new house is built and Mr. Cahill advised that he is looking to use some of the material from the old house so it will take him longer to take the old house down. Mr. Kalinowski asked if he is looking to sell and Mr. Cahill advised that he intends to stay in the house and stay in Elma.

No one spoke for or against the variance.

Mr. Kwiek made the motion for Appeals Case #1315 for Adam Cahill of 331 Pound Road, Elma, NY who is requesting a variance to install a driveway closer than allowed by code and also wants to build a new house on the existing property where his current house is and tear down the old house after the new one is complete § 144-33 and § 144-58 A1, Residential C, that the variance be approved based on the following criteria:

- 1) An undesirable change would not be known.
- 2) The benefit could not be achieved another way.
- 3) The request is not substantial.
- 4) The request would not have an adverse physical or environmental effect.
- 5) The alleged difficulty is not self-created in this case.

Seconded by Mr. Trzepacz. Ayes: 5. Nays: 0.

The motion was made to approve the minutes from January 9, 2018 by Mr. Trzepacz and seconded by Mr. Kalinowski. Ayes: 5.

The meeting was adjourned at 8:12 PM. Motion made by Mr. Trzepacz and seconded by Mr. Carey. Ayes: 5.

Respectfully submitted,

Kerry A. Galuski  
Secretary-Clerk