

09/13/05 Zoning Board Minutes

ZONING BOARD OF APPEALS

The hearing on Tuesday, September 13, 2005 was called to order by Chairman Trzepacz at 8:00 PM.

Members present: Alfred Harrington also: Tom Stynes, Asst Building Insp
Harry Kaczmarek Robert Pierce, Town Atty
Michael Komorek
Robert Schafer
Donald Trzepacz, Chairman

After Roll Call, the Clerk read the Notice of Public Hearing for Appeals Case #1017 for William & Susan Ruland, 3440 Bullis Rd, who are requesting a variance to remove an existing storage shed and replace with a 50G^l+x70G^l+ pole barn for personal use only, no business use, Res. B. 52-6;

Appeals Case #1018 for John & Theresa Zappia, 2980 Bullis Rd, who are requesting a variance to build a 24G^l+x24G^l+ shed for personal use only, no business use, Res. B. 52-6; Appeals Case #1019 for Scott Balcerzak, 2120 Hall Rd, who is requesting a variance to build a 30G^l+x40G^l+ barn for personal use only, no business use, Res. C. 52-6; Appeals Case #1020 for Leslie Huber, 5980 Clinton St, who is requesting a variance to construct a 30G^l+x40G^l+ pole barn for personal use only, no business use, Res. C. 52-6; Appeals Case # 1021 for Robert & Michelle Bauer, 272 Cumberland, Buffalo, who are requesting a variance for 7471 Clinton St to remove a 2 car garage and replace with a 32G^l+x48G^l+ pole barn for personal use only, no business use, Res. C. 52-6; Appeals Case #1002 for Metzger Civil Engineering, 8560 Main St, Williamsville, for 3427 Transit Rd, who were granted a continuance pursuant to a court order.

In the matter of Appeals Case #1002 for MetzgerG^l+s Civil Engineering a letter was received from Hopkins, Garas & Sorgi Law Offices withdrawing the application for an area variance for 3427 Transit Rd.

In the matter of Appeals Case #1017 William & Susan Ruhland stated they would like to remove an existing 20G^l+x25G^l+ shed and replace in the same location a 50G^l+x70G^l+ pole barn. The current shed is too small for Mr. RuhlandG^l+s classic car collection, lawn

tractors, and snowmobiles. Mr. Ruhland also plans to purchase a motor home which will also be stored in the pole barn. The house sits 380G'+ from the road and the barn will sit 150G'+ behind the house, the ceiling will be 14G'+, there will be electric, water and gas, and there will not be a driveway to the barn. Thomas Mucci of 831 Stolle Road questioned as to whether the barn will be used for business purposes. Mr. Ruhland stated it will be for personal use only. Mr. Mucci had no problem with the pole barn. No one else spoke for or against this project.

In the matter of Appeals Case #1018 John & Theresa Zappia stated they would like to construct a 24G'+x24G'+ pole barn for personal storage of 1 classic car, lawn equipment and other personal items. G&C Construction will construct the barn with 12G'Ñ overhangs and the exterior will match the house. The barn will be 20G'+ off the property line. There will be electric and no driveway at this time. The ZappiaG'+s own the adjacent property which is presently a corn field. No one spoke for or against this project.

In the matter of Appeals Case #1019 Scott Balcerzak stated he would like to construct a 30G'+x40G'+ Board & Batton sided barn for lawn equipment, plow truck, go carts, etc. The driveway has a turnaround which leads to the barn. There is a garage (no residence) on the lot on the one side of the property and a wooded area on the other side. No one spoke for or against this project.

In the matter of Appeals Case #1020 Leslie Huber stated he would like to build a 30G'+x40G'+ barn on his 192G'+ wide property to house 6 antique cars. The barn will be a wood frame to match the house with a 12G'Ñ overhang, 2 doors and 1 man door on the side. There is a stone driveway now which will eventually be changed over to blacktop. No one spoke for or against this project.

In the matter of Appeals Case #1021 Robert & Michelle Bauer stated they will be closing on the property at 7471 Clinton St on September 30 and would like to remove the 2 car garage presently on the property and replace with a 32G'+x48G'+ pole barn to store a 32G'+ enclosed trailer, a motor home and three cars. The pole barn will be vinyl sided to match the house and an existing blacktop driveway will go to the new structure. No one spoke for or against this project.

Mr. Schafer made the motion: In Appeals Case #1017 for William & Susan Ruhland, 3440 Bullis Rd, who are requesting a variance to remove an existing storage shed and

replace with a 50G^l+x70G^l+ pole barn for personal use only, no business use, I move the variance be granted, per sketches submitted, provided all Elma Town codes and ordinances are met. Seconded by Mr. Kaczmarek. Poll vote Gⁱ(5 ayes. Carried.

Mr. Kaczmarek made the motion: In Appeals Case #1018 for John & Theresa Zappia, 2980 Bullis Rd, who are requesting a variance to build a 24G^l+x24G^l+ shed for personal use only, no business use, I move the variance be granted, per sketches submitted, provided all Elma Town codes and ordinances are met. Seconded by Mr. Schafer. Poll vote- 5 ayes. Carried.

Mr. Schafer made the motion: In Appeals Case #1019 for Scott Balcerzak, 2120 Hall Rd, who is requesting a variance to build a 30G^l+x40G^l+ barn for personal use only, no business use, I move the variance be granted, per sketches submitted, provided all Elma Town codes & ordinances are met. Seconded by Mr. Harrington. Poll vote- 5 ayes. Carried.

Mr. Kaczmarek made the motion: In Appeals Case #1020 for Leslie Huber, 5980 Clinton St, who is requesting a variance to construct a 30G^l+x40G^l+ pole barn for personal use only, no business use, I move the variance be granted, per sketches submitted, provided all Elma Town codes and ordinances are met. Seconded by Mr. Harrington. Poll vote- 5 ayes. Carried.

Mr. Kaczmarek made the motion: In Appeals Case #1021 for Robert & Michelle Bauer, 272 Cumberland, Buffalo, who are requesting a variance for 7471 Clinton St to remove a 2 car garage and replace with a 32G^l+x48G^l+ pole barn for personal use only, no business use, I move the variance be granted per sketches submitted, provided all Elma Town codes and ordinances are met. Seconded by Mr. Schafer. Poll vote Gⁱ(5 ayes. Carried.

There was no meeting in August so the minutes of the last meeting of July 12, 2005 were approved as submitted.

There being no further business, the meeting was adjourned at 8:42PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary-Clerk