

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

AGENDA
February 3, 2022

NEW BUSINESS:

- 1) 2975 Baseline Road – Christopher Lengyel
Requests an area variance for the construction of a detached garage.
- 2) 3651 East River Road – Mark Diletti
Requests an area variance for the construction of a detached garage.
- 3) 3143 West River Road – Kera Sauer
Requests a variance for a half story addition to a single-family dwelling.
- 4) 3965 East River Road – John Stickl
Requests variances to construct a single-family dwelling on a shoreline lot.

CORRESPONDENCE: None

OLD BUSINESS: None

APPROVE MINUTES: Approve ZBA Minutes from January 6, 2022 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 –December 21, 2021

Planning Board Agenda –January 10, 2021

Planning Board Minutes–Dec. 13, 2021

Town Board Agenda –Regular Meeting #1, Jan. 3, 2022; Regular Meeting #2, January 18, 2022

Town Board Minutes –Regular Meeting #23, Dec. 20, 2021;

FEB 3 7:00pm
UPstairs
STAKE OUT BY JAN. 21st
(1)



APPLICATION FOR AN AREA VARIANCE

ZBA-2021-081

PAID
TOWN CLERK
Town of Grand Island

DEC 28 2021

Appeal Concerns Property at the following address:

2975 Baseline Rd
Grand Island, New York 14072

Patricia A. Frenz
PD \$150.00 WAV
CASH

Property Owner's Name: Christopher Lengyel

County Tax Map SBL Number: 24.09-3-1.1

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 construct a 30' x 40' x 18' detached garage. Applicant currently has a 528 sq. ft. attached garage.

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407-23A

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
area for garage space	1200 sq. ft.	1728 sq. ft	528 sq. ft

Applicant: Christopher Lengyel, 2975 Baseline Rd, Grand Island, NY 14072

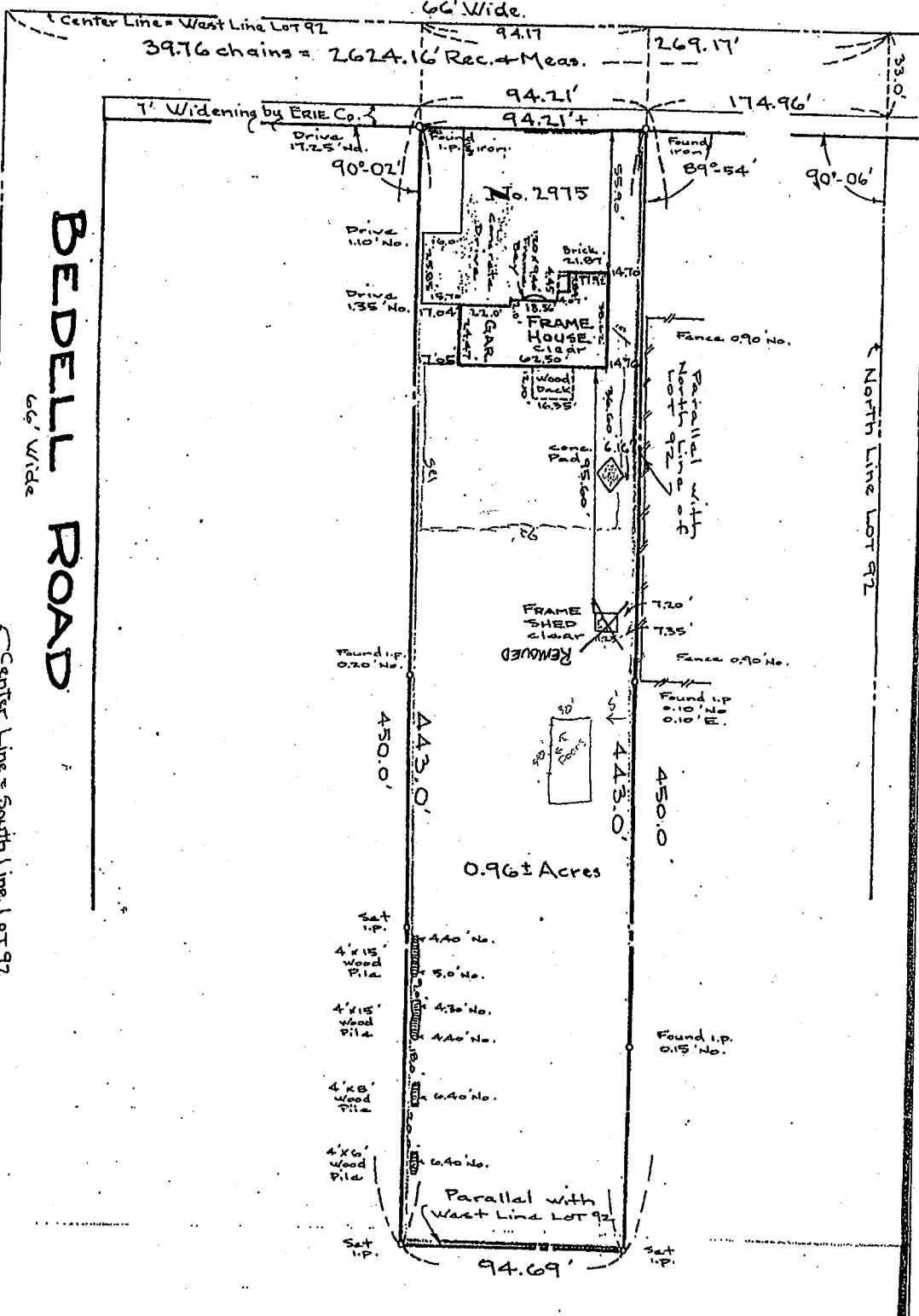
Applicant's Signature / Phone: *Christopher Lengyel*

Date: 12/28/21

*****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.*****

BASELINE ROAD



LOCATION PART OF LOT 92, TOWN OF GRAND ISLAND, ERIE CO., N.Y.		SCALE: 1" = 50 FT.		
RICHARD W. SIEPEL <i>Licensed Land Surveyor</i> 610 ENGLEWOOD AVE. BUFFALO, NEW YORK 14223 PHONE: 858-3344 LICENSE NO. 48191	KIND	DATE	<i>Richard W. Siepel</i>	
	SURVEY	9-20-93	Without benefit of ABSTRACT OF TITLE	
				JOB NO. 64188

This map void unless EMBOSSED with
New York State Licensed Land Surveyor's
Seal No. 48191

SUCCESSOR TO
WILLIAM C. SIEPEL

Attaching any item on this map is in violation of
the law, excepting as provided in Section 7209.



pd \$150
CK # 1023
10/20

2

APPLICATION FOR AN AREA VARIANCE

ZBA-2022-001

PAID
TOWN CLERK
Town of Grand Island

JAN 05 2022

Patricia A. Frenz

Appeal Concerns Property at the following address:

3651 East River Rd
Grand Island, New York 14072

Property Owner's Name: Mark Diletti

County Tax Map SBL Number: 25.11-1-33

Zoning District Classification: R-1B

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 1360 sq. ft. detached garage across the street from the single family dwelling. The house currently has a 624 sq. ft attached garage.

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407-23A

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
area for garage space	1200 sq. ft.	1984 sq. ft	784 sq. ft.

Applicant: Mark Diletti, 17 Fairview Ct , Grand Island, NY 14072

Applicant's Signature / Phone:

[Handwritten Signature]

Date: 1-5-22

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RAIN LEADER OUTLET
AT EDGE OF DITCH
TO DAYLIGHT.

572.16

572.89

574.27

575.14

575.32

574.67

572.85

573.92

F.F. ELEV.
576'

574.84

574.57

574.77

574.88

573.91

399.06' D. & MS.

1 STY. W.F.
HOUSE

EX. IP.

SMALE

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574.92

574.54

573.95

575.14

574.95

574.73

575.33

574.18

574.90

574.91

574.00

574.66

574.91

575.22

574.54

575.16

575.01

574.50

574.39

575.16

96°-48'-10"
D. & MS.

EX. IP.

STONE
DRIVEWAY

75.00' D. & MS.

EXISTING
STORM LINE

574.28

574.29

574.30

PE: 575.93

574.80

574.45

574.80

574.80

574.80

CONTINUOUS RIDGE VENT, TYP.

DECORATIVE GABLE VENT

SEAMLESS ALUMINUM GUTTER SLOPED TO DOWNSPOUT. VERIFY ALL DOWNSPOUT LOCATIONS WITH OWNER, TYP.

12" OVERHANG WITH VENTED SOFFIT @ 4'-0" O.C.

SLOPE GRADE AWAY.

ICE & WATER SHIELD IN ALL ROOF VALLEYS MIN. 36" UP FROM LINE OF EXTERIOR WALL, TYP.

ICE & WATER SHIELD IN ALL ROOF VALLEYS MIN. 36" UP FROM LINE OF EXTERIOR WALL, TYP.

ARCHITECTURAL SHINGLE TO MATCH EXISTING. INSTALL PER BUILDING CODE OF NYS 1507.2

METAL DRIP EDGE ALONG ALL ROOF EDGES, TYP.

ARCHITECTURAL S TO MATCH EXISTING. INSTALL PER BUILDING CODE OF NYS 1507.

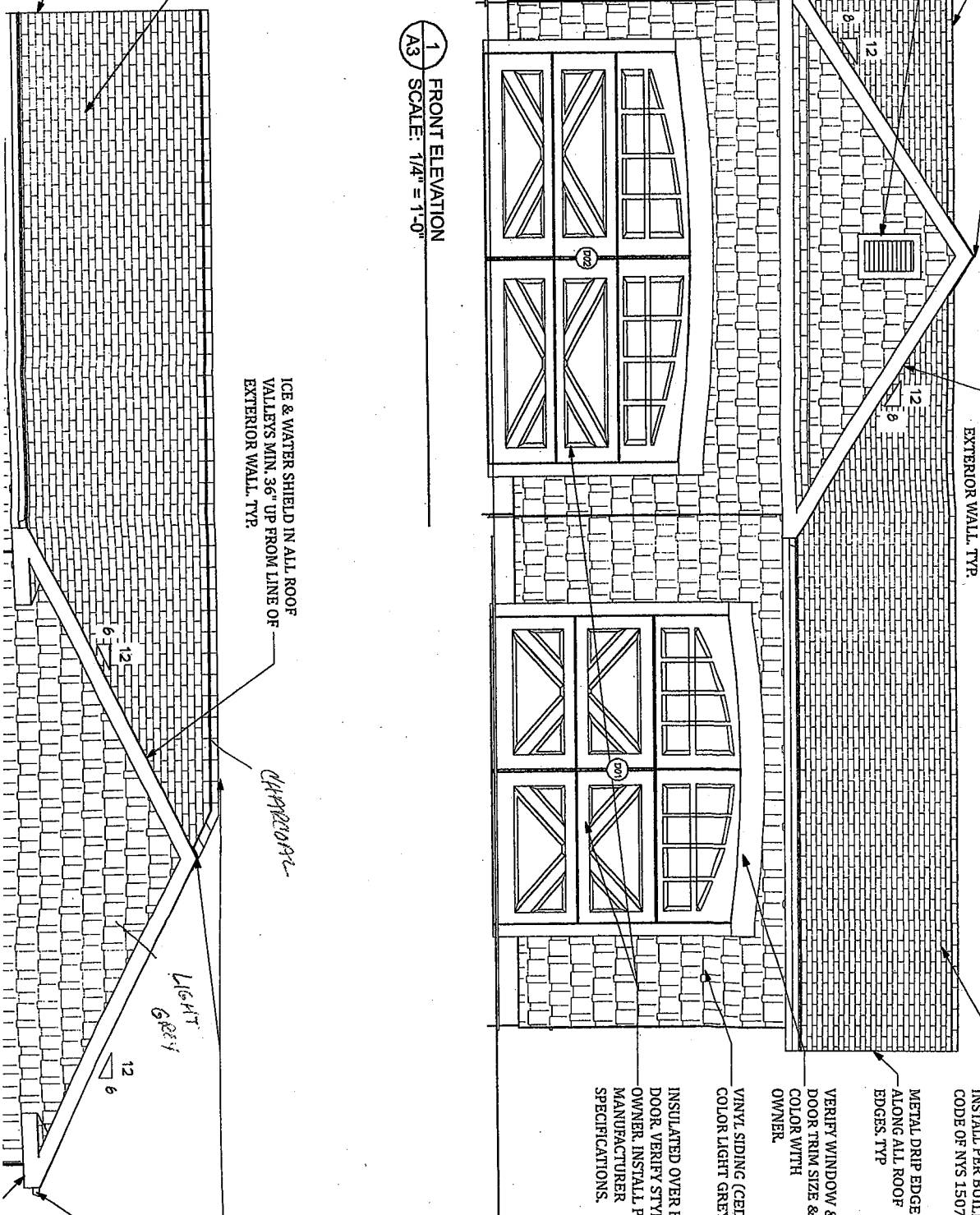
METAL DRIP EDGE ALONG ALL ROOF EDGES, TYP.

VERIFY WINDOW & DOOR TRIM SIZE & COLOR WITH OWNER.

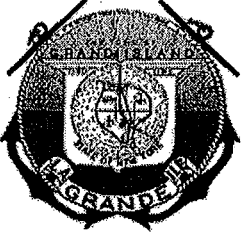
VINYL SIDING (CEP COLOR LIGHT GREY)

INSULATED OVER 1 DOOR. VERIFY STYLING OWNER. INSTALL PER MANUFACTURER SPECIFICATIONS.

1 FRONT ELEVATION
A3 SCALE: 1/4" = 1'-0"



3



pd \$150
Vital ck.
MMA

APPLICATION FOR AN AREA VARIANCE

PAID
TOWN CLERK
Town of Grand Island

ZBA-2022-002

JAN 10 2022

Patricia A. Frenzler

Appeal Concerns Property at the following address:

3143 West River Pkwy
Grand Island, New York 14072

Property Owner's Name: Kera Sauer

County Tax Map SBL Number: 36.05-1-11.1

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:

Requests a .5 story for a single family dwelling for a mezzanine on the third floor. This area will be sprinklered.

Current Use of Property: Residential

407 Attachment 1

Denial was made because of a violation or conflict with the Zoning Code (s): Schedule I

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Number of stories for a SFD	2.5	3	.5 of a story

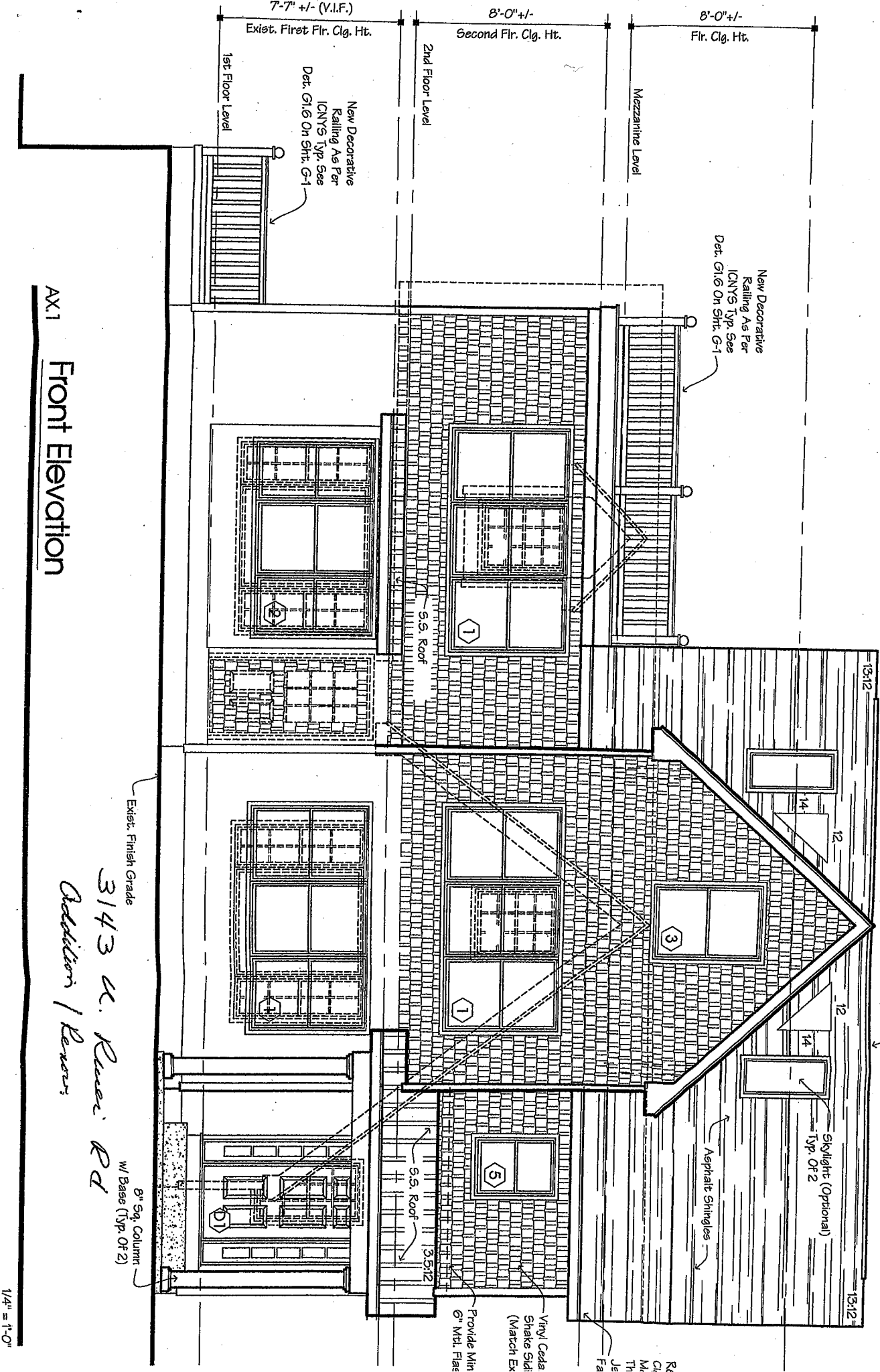
Applicant: Kera Sauer, 3143 West River Pkwy , Grand Island, NY 14072

Applicant's Signature / Phone: Robert C Sauer

Date: 1/10/2022

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7'-7" +/- (V.I.F.)
 8'-0" +/-
 8'-0" +/-

Exist. First Flr. Clg. Ht.
 2nd Floor Level
 Mezzanine Level
 1st Floor Level

New Decorative Railing As Per ICNYS Typ. See Det. G1.6 On Sht. G-1

New Decorative Railing As Per ICNYS Typ. See Det. G1.6 On Sht. G-1

S.S. Roof

S.S. Roof

Continuous Ridge Vent

Skylight (Optional) Typ. Of 2

Asphalt Shingles

Vinyl Cedar Shake Siding (Match Ex)
 Provide Min 6" Mt. Flare

Exist. Finish Grade

8" Sq. Column w/ Base (Typ. Of 2)

AX.1
 Front Elevation

3143 W. River Rd
 Addition / Renovation

ZONING

407 Attachment 1

Town of Grand Island

Schedule I
Schedule of Yard, Lot and Area Requirements
[Amended 12-20-2004 by L.L. No. 4-2004]

District	Minimum Lot Area (acres or square feet)	Minimum Lot Buildable Area Per Dwelling Unit (square feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (feet)	Minimum Rear Yard Depth (feet)	Minimum Setback When Adjacent to Residential Zoned Lots (feet)	Minimum Setback to Common Parking Areas (feet)	Minimum Distance Between Buildings on Same Lot (feet)	Maximum Building Length (feet)	Maximum Building Height in Stories (feet)	Maximum Building Height (feet)	Maximum Building Coverage
Residential:															
R-1A	3 acres		140	250		50	15	50					2.5	35	20%
R-1B		30,000	120	250		50	12	50					2.5	35	25%
R-1C		20,000	100	200		50	12	50					2.5	35	25%
R-1D		12,800	80	160		35	10	40					2.5	35	20%
R-1E		9,450	70	135		30	8	40					2	30	30%
R-2	5 acres ^a	8,400	70 ^a			30	8	30	30	12	60	160	2.5	35	35% ^d
		6,600	60 ^a												
R-2A	5 acres ^a	8,400	70 ^a			30	8	20	30	12	60	160	2.5	35	35% ^d
		6,600	60 ^a												
R-3	3 acres ^a	3,500		200	200	40	30	30		25 front' 10 rear ¹	60 ²	160	3	35	35% ^d
Business:															
B1		20,000	100	200	100	65	25	30	50				3	40	30%
B2	1 acre		100	200	100	65	20	20	20				3	40	40%
B3		20,000	100	200	100	65	25	30	50				3	40	30%
CR	10 acres		100	200	200	50	50	50	50				3	35 ³	40%
Industrial:															
M1	1.5 acres		150	300	150	65	25	30	50				4	45	40%
M2	1.5 acres		150	300	150	75	25	30	50				4	45	40%
Other:															
OS ⁴															
M/PS	5 acres					100	100	100	100						

NOTES:
Additional street and riverside setbacks are established in § 407-1B.

- ¹ Excluding enclosed garages and carports.
- ² 60 feet between main buildings, 20 feet between other buildings.
- ³ Amusement park rides and attractions can be 100 feet.
- ⁴ Setbacks determined in site plan review.
- ⁵ Setbacks measured to top of excavated area.
- ⁶ Minimum floor area: 1) 650 square feet for one bedroom; 2) 860 square feet for two bedrooms; 3) 1,000 square feet for three bedrooms; and 4) 1,000 square feet plus 120 square feet for each bedroom over three.

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APPLICATION FOR AN AREA VARIANCE

ZBA-2022-003

Appeal Concerns Property at the following address:

3965 East River Rd
Grand Island, New York 14072

Property Owner's Name: John Stickl

County Tax Map SBL Number: 25.06-1-10.1

Zoning District Classification: R-1B

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 variances for front yard, rear yard, and garage size

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): Chapter 407

State the type of Variance needed:

REVISED
1/19/22

Name	Requirement	Proposed	Variance Amount
required front yard setback	50 ft.	4.5 ft.	45.5
Rear setback of average distance	50'	40'	10'
area variance for garage space	1200 sq. ft.	1871 sq. ft.	671 sq. ft.

Applicant: John Stickl, 3952 East River Rd, Grand Island, NY 14072

Applicant's Signature / Phone: _____

Date: _____

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APPLICATION FOR AN AREA VARIANCE

ZBA-2022-003

PAID
TOWN CLERK
Town of Grand Island
JAN 13 2022

Appeal Concerns Property at the following address:

3965 East River Rd
Grand Island, New York 14072

Property Owner's Name: John Stickl

County Tax Map SBL Number: 25.06-1-10.1

Zoning District Classification: R-1B

Patricia A. Frenzel
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 variances for front yard, rear yard, and garage size

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): Chapter 407

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Front setback from center of road	90' from center of ROW	53'	37'
Rear setback of average distance	50'	40'	10'
area variance for garage space	1200 sq. ft.	1871 sq. ft.	671 sq. ft.

Applicant: John Stickl, 3952 East River Rd, Grand Island, NY 14072

Applicant's Signature / Phone:

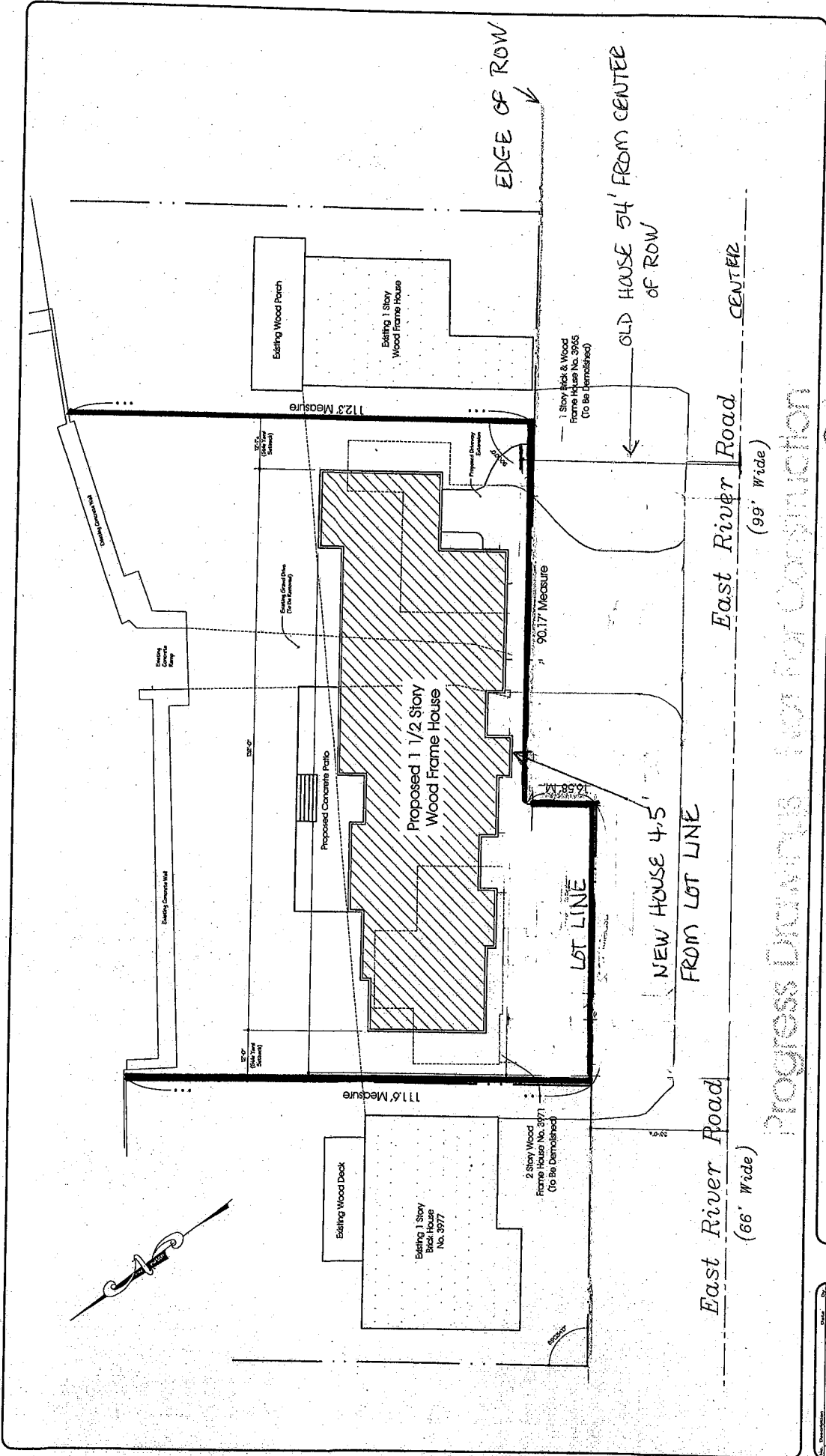
John W. Stickl

907 7344

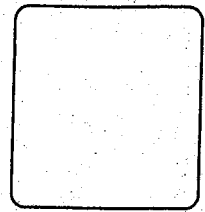
Date: 1/13/22

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20-522
 Proposed Site Plan
 C-1



SUTTON
 Architecture
 "Design 2 Build"
 24-05 Main Street
 (Second Floor)
 Williamsville, NY 14221
 (716) 992-7156 Fax: 992-7272

Proposed Residence For:
John Stickl
 East River Road
 Grand Island, NY 14072
 Copyright Sutton Architecture © 2021

STICKL
 CUSTOM BUILT HOMES
 JOHN W. STICKL
 3952 East River Road - Grand Island,
 NY 14072
 (716) 772-7244 FAX: 772-4887

NO.	DATE	DESCRIPTION

BY: [Signature]
 TITLE: [Title]
 DATE: [Date]

Progress Drawings Not For Construction