

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

**AGENDA**  
**March 3, 2022**

**NEW BUSINESS:**

- 1) 156 Stonebridge Road – Adam Savard  
Requests a variance for an addition to a single-family dwelling.
- 2) 1488 Huth Road – Thomas Morgan  
Requests a variance for the construction of a detached garage.
- 3) 133 Bishops Gate – Pamela Burroughs  
Requests a variance for an addition to an attached garage on a corner lot.
- 4) 1815 Love Road – The Broadway Group  
Requests a variance for less than required retail parking spaces.
- 5) 2781 Whitehaven Road – Frank Farkas  
Requests a variance for the construction of a detached garage.

**CORRESPONDENCE:** None

**OLD BUSINESS:** None

**APPROVE MINUTES:** Approve ZBA Minutes from February 3, 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 #2, Jan. 18, 2022; Regular Meeting #3, Feb. 7, 2022

**Town Board Minutes** –Regular Meeting #2, Jan. 18, 2022



# APPLICATION FOR AN AREA VARIANCE

ZBA-2022-004

PAID  
TOWN CLERK  
Town of Grand Island

JAN 21 2022

*Patricia A. Frenzel*

pd \$150  
CK #49888  
MA

(1)

**Appeal Concerns Property at the following address:**

156 Stonebridge Rd  
Grand Island, New York 14072

Property Owner's Name: Adam Savard

County Tax Map SBL Number: 37.07-1-34

Zoning District Classification: PDD

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 side yard setback variance from the east lot line for the construction of a 14' x 25' rear addition to a single family dwelling.

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): Special setback of the PDD

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Side yard setback	8 ft.	6 ft.	2 ft. side yard setback variance

Applicant: Adam Savard, 156 Stonebridge Rd, Grand Island, NY 14072

Applicant's Signature / Phone: *Adam Savard*

Date: *1/21/22*

**\*\*\*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)



PAID  
TOWN CLERK  
Town of Grand Island

02-04-2022

# APPLICATION FOR AN AREA VARIANCE

*Victoria A. Frenzel*

ZBA-2022-005

*Blowitz  
at 500  
Cash*

### Appeal Concerns Property at the following address:

1488 Huth Rd  
Grand Island, New York 14072

Property Owner's Name: Thomas Morgan

County Tax Map SBL Number: 24.07-2-5

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 construct a 30' x 50' x 19' detached garage. Applicant currently has a 576 sq. ft detached garage.

Current Use of Property: Residential

407-23A

Denial was made because of a violation or conflict with the Zoning Code (s): 407-142(E)

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Area Variance for garage space	1200 sq. ft	2076 sq. ft	876 sq. ft
Accessory Structure height	18 ft. max	19 ft.	1 ft. height variance

Applicant: Thomas Morgan, 1488 Huth Rd, Grand Island, NY 14072

Applicant's Signature / Phone: *Thomas Morgan*

Date: 02/04/2022

**\*\*\*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

PAID \$150  
OK # 1252  
MA



# APPLICATION FOR AN AREA VARIANCE

ZBA-2022-006

PAID  
TOWN CLERK  
Town of Grand Island

Appeal Concerns Property at the following address:

133 Bishops Gate  
Grand Island, New York 14072

FEB - 7 2022

*Patricia A. Frenz*

Property Owner's Name: Pamela Burroughs

County Tax Map SBL Number: 24.16-6-54

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 20' x 36' addition to an attached garage on a corner lot encroaching into the required front yard setback *TOTAL GARAGE 1160 sq. ft*

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): S407-19A(2)

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
front yard setback corner lot	35 ft.	16 ft	19 ft. front yard setback variance

Applicant: JFDCM, 3727 East River Rd, Grand Island, NY 14072

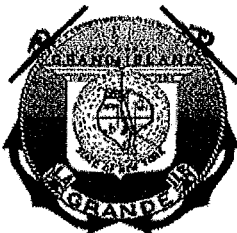
Applicant's Signature / Phone: *[Signature]* 716-628-8877

Date: 02-07-22

**\*\*\*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-2022-007

PAID  
TOWN CLERK  
Town of Grand Island  
FEB - 9 2022  
PD \$150.00  
WAV  
VCE Patricia A. Frenzel

Appeal Concerns Property at the following address:

1815 Love Rd  
Grand Island, New York 14072

Property Owner's Name: Triple S Development, LLC  
51.10-1-40.11

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: Request an area variance for required parking spaces for a proposed retail building.

Current Use of Property: Commercial

407-Attachment 3

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

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Required parking areas	61 parking spaces	36 parking spaces	25 parking spaces

Applicant: The Broadway Group, 216 Westside Square, Huntsville, AL 35801

Applicant's Signature / Phone: *John R. Allen*

Date: 02-09-2022

**\*\*\*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-2022-008

PAID  
TOWN CLERK  
Town of Grand Island

FEB 10 2022

*Patricia A. Frenz*  
*DR*  
*121*

**Appeal Concerns Property at the following address:**

2781 Whitehaven Rd  
Grand Island, New York 14072

Property Owner's Name: Frank Farkas

County Tax Map SBL Number: 36.00-1-1.112

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:**

Request to construct a 30' x 36' x 21' detached garage. Applicant currently has 495 sq. ft. attached garage.

Current Use of Property: Residential

407-23A

Denial was made because of a violation or conflict with the Zoning Code (s): 407-142(E)

**State the type of Variance needed:**

Name	Requirement	Proposed	Variance Amount
Area variance for garage space	1200 sq. ft. max	1575 sq. ft.	375 sq. ft.
Height for accessory structure	18 ft. max	21.ft	3 ft height variance

Applicant: Frank Farkas, 2781 WHITEHAVEN Rd, Grand Island, NY 14072

Applicant's Signature / Phone: *[Signature]*

Date: *2/10/22*

**\*\*\*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.\*\*\***