

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

AGENDA
July 7, 2022

NEW BUSINESS:

- 1) 3965 East River Road – John Stickle
Requests a Variance Extension for the construction of a single family dwelling.
- 2) 1547 Broadway – Annie Gillies
Requests a setback variance for the expansion of a driveway to the adjacent parcel 1541 Broadway.
- 3) 1541 Broadway – Steven Kowalik
Requests a setback variance for the expansion of a driveway to the adjacent parcel 1547 Broadway.
- 4) 63 Spicer Creek Run – Donna Wylke
Requests an area variance for the construction of a detached garage.
- 5) 35 Briarwood Lane – Christopher Brau
Requests an area variance for the construction of a detached garage.
- 6) 907 Carter Creek Drive – The Laird Family
Requests a setback variance for the expansion of a driveway.
- 7) 3369 Warner Drive – Nancy Gralik
Requests a setback variance for the expansion of a driveway.

CORRESPONDENCE: None

OLD BUSINESS:

- 1) 4696 East River Road – Kent Hawkins
Requests an area and height variance for the construction of a detached garage.

APPROVE MINUTES: Approve ZBA Minutes from May 5, 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 –, 2022

Planning Board Agenda –June 13, 2022

Planning Board Minutes-May 9, 2022

Town Board Agenda –Regular Meeting #9, May 16, 2022; Regular Meeting #10, June 6, 2022

Town Board Minutes –Regular Meeting #8, May 2, 2022, Regular Meeting #9, May 16, 2022



APPLICATION FOR VARIANCE EXTENSION

ZBA-2022-025

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 an extension to the variances granted on February 3, 2022 for the demolition of two cottages and the construction of a new single family dwelling.

Current Use of Property:

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
required front yard setback	50 ft. from lot line	4.6 ft.	45.6 ft.
shoreline setback	average distance between adj prop	10ft. closer to shoreline	10 ft. closer to shoreline
area 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: ON FILE

Date: 5/31/22

*****SUBMIT A COPY OF THIS APPLICATION TO THE ZONING OFFICE FOR HEARING WITH THE ZONING BOARD OF APPEALS, PRIOR TO VARIANCE EXPIRATION*****

*****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.*****

PAID
TOWN CLERK
Town of Grand Island

(2)

JUN 3 - 2022

Patricia A. Frenzel
[Signature]
7/15/2022
[Signature]



APPLICATION FOR AN AREA VARIANCE

ZBA-2022-026

Appeal Concerns Property at the following address:

1547 Broadway
Grand Island, New York 14072

Property Owner's Name: Annie Gillies

County Tax Map SBL Number: 51.15-3-25

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 a variance for driveway setbacks

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): Section 407-129 A (6)

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Driveway setback	3'	0'	3'

Applicant: Annie Gillies, 1547 Broadway, Grand Island, NY 14072-2723

Applicant's Signature / Phone: *[Signature]* 716 523 8573 Date: 6/3/22

*****SUBMIT ONE COPY OF THIS APPLICATION AND NON-REFUNDABLE FEE OF \$150 FOR HEARING TO THE TOWN CLERK*****

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JUN 3 - 2022

Patricia A. Frenzler
[Signature]
150.00
1/1/2022



APPLICATION FOR AN AREA VARIANCE

ZBA-2022-027

Appeal Concerns Property at the following address:

1541 Broadway
Grand Island, New York 14072

Property Owner's Name: Steven Kowalik

County Tax Map SBL Number: 51.15-3-24

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 a variance for driveway setbacks.

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): Section 407-129 A (6)

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Driveway Setback	3'	0'	3'

Applicant: Steven Kowalik, 1541 Broadway, Grand Island, NY 14072

Applicant's Signature / Phone: *Steven Kowalik* 716-472-6495 Date: 6/03/22

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PAID
TOWN CLERK
Town of Grand Island

(4)

JUN 7 - 2022

Patricia A. Frenzel
1/15/22
10/15/22
10/15/22



APPLICATION FOR AN AREA VARIANCE

ZBA-2022-028

Appeal Concerns Property at the following address:

63 Spicer Creek Run
Grand Island, New York 14072

Property Owner's Name: Donna Wylke

County Tax Map SBL Number: 38.10-1-49

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 a variance for a detached storage building in the rear of the lot.

Current Use of Property: Residential

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

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Garage space in excess of 1200Sf	1200	1388	188

Applicant: Donna Wylke, 63 Spicer Creek Run, Grand Island, NY 14072-2187

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

Date: *6/7/22*

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APPLICATION FOR AN AREA VARIANCE

ZBA-2022-029

PAID
TOWN CLERK
Town of Grand Island

JUN - 7 2022

Appeal Concerns Property at the following address:

35 Briarwood Ln
Grand Island, New York 14072

Patricia A. Frentzel

Property Owner's Name: Christopher Brau

County Tax Map SBL Number: 25.19-2-39

Zoning District Classification: R-1C

*PAID \$150
CHK # 101677*

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: 20' x 30' detached garage.

Current Use of Property: Residential

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

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Area of garage space	1200 SF	1354 SF	154 SF

Applicant: Christopher Brau, 35 Briarwood Ln, Grand Island, NY 14072

Applicant's Signature / Phone: *Christopher Brau* 651-328-1979 Date: 07 JUN 2022

*****SUBMIT ONE COPY OF THIS APPLICATION AND NON-REFUNDABLE FEE OF \$150 FOR HEARING TO THE TOWN CLERK*****

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APPLICATION FOR AN AREA VARIANCE

ZBA-2022-030

PAID
TOWN CLERK
Town of Grand Island
JUN 10 2022

Appeal Concerns Property at the following address:

907 Carter Creek Dr
Grand Island, New York 14072

Property Owner's Name: Partnership The Laird Family Limited
Number: 51.17-4-64

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: Driveway to be closer to the property line than 3 feet.


Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407.A.129.6

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Driveway setback from property line.	3 ft	2 ft	1 ft

Applicant: Partnership The Laird Family Limited, 1330 Niagara Falls Blvd , Tonawanda, NY 14150

Applicant's Signature / Phone:  716-444-5340 Date: 6/10/22

Patricia A. Frenz
Blantz
County Tax Map SBL
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APPLICATION FOR AN AREA VARIANCE PAID
TOWN CLERK
Town of Grand Island

ZBA-2022-031

JUN 15 2022

Appeal Concerns Property at the following address:

3369 Warner Dr
Grand Island, New York 14072

Property Owner's Name: Bryan Kowal

County Tax Map SBL Number: 12.18-1-37

Zoning District Classification: R-1E

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: Previously installed driveway too close to the property line.

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407-129.6

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Setback of driveway from side property line.	3 feet	0 feet	3 feet

Applicant: Nancy Gralik, 3369 Warner Dr , Grand Island, NY 14072

Applicant's Signature / Phone: Nancy Gralik 716-622-5311 Date: 6/15/22

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Patricia A. Frenzsel
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