



**MINUTES  
VILLAGE OF WILLIAMSVILLE  
ZONING BOARD OF APPEALS MEETING**

**April 17, 2024  
7:00 PM**

**MEMBER ROLL CALL**

Name	Organization	Title	Status
Rick Andrews	Village of Williamsville	Chair	Present
Patricia Fulwiler	Village of Williamsville	Member	Present
Shawn Lemay	Village of Williamsville	Member	Present
Christine Petrie	Village of Williamsville	Member	Absent
Bill Tuyn	Village of Williamsville	Member	Present

**OTHER ATTENDEES**

Name	Organization	Title	Status
Sue Canell	Village of Williamsville	Administrator	Present
Charles Grieco	Bond, Schoeneck & King	Village Attorney	Present
Gary Palumbo	Town of Amherst	Zoning Enforcement Officer	Present
Dan DeLano	Village of Williamsville	Deputy Mayor/Liaison	Present
Carol Boeck	Village of Williamsville	Building & Zoning Clerk	Absent

**MINUTES APPROVAL**

Member Tuyn made a motion to approve February 21, 2024, minutes. The motion was seconded by Member Fulwiler. Ayes 3, Noes 0, Abstain 1, Absent 1.

RESULT:	MOTION PASSED
MOVER:	Bill Tuyn, Member
SECONDER:	Patricia Fulwiler, Member
AYES:	Andrews, Fulwiler, Tuyn
ABSTAIN:	Lemay

**NEW BUSINESS**

**1. ZBA-2024095  
26/34 W. Spring Street  
Area Variances**

Mr. Palumbo reviewed overall project. Explained this project will also go before HPC for Certificate of Appropriateness and Planning Board for Site Plan. Two variances requested today:

- Parking Stall dimension (19' required, 18' proposed)
- Sidewalk width (5'0" required, 4'6" proposed)

Chairman Andrews reviewed the contents of the file which include the area variance application, staff analysis, public notice published in The Amherst Bee, list of neighboring properties that were notified, and applicant presentation.

Representatives from Iskalo Development included David Chiazza, VP of Development, and Nicholas Dolpp VP of Development. Also present was Dave Sutton from Sutton Architecture. Mr. Chiazza gave a project overview presentation with slides and pictures that showed various views of the existing site and proposed improvements. He reviewed their justifications for the requested variances and went over the criteria required by Village law. Members of commission were given time to ask questions which were answered by the applicant representatives.

Chairman Andrews asked if there was anyone in the audience that would like to comment or ask questions. There was none.

Member Tuyn asked if SEQR was needed. Attorney Grieco responded it was not required for this as a Type II classification.

Member Tuyn made a motion to approve both variances as requested. The motion was seconded by Member Lemay. Ayes 4, Noes 0, Absent 1.

RESULT:	APPROVED (UNANIMOUS)
MOVER:	Bill Tuyn, Member
SECONDER:	Shawn Lemay, Member
AYES:	Andrews, Fulwiler, Lemay, Tuyn

**ADJOURNMENT**

Member Tuyn made a motion to adjourn. The motion was seconded by Member Lemay and carried. Ayes 4, Noes 0, Absent 1.

RESULT:	ADJOURNED
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The Zoning Board of Applications meeting of April 17, 2024, was adjourned at 7:34pm. The next ZBA meeting will be held on May 15, 2024, at 7:00pm.

Recording of April 17, 2024 meeting can be found here:

<https://www.youtube.com/watch?v=uZJB-YAoaZQ>