



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

**June 19, 2024  
7:00 PM**

**MEMBER ROLL CALL**

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

**OTHER ATTENDEES**

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

**Meeting opened with Pledge of Allegiance at 7:08 p.m.**

**MINUTES APPROVAL**

Member Lemay made a motion to approve May 15, 2024, minutes. The motion was seconded by Member Fulwiler. Ayes 4, Noes 0.

RESULT:	MOTION PASSED
MOVER:	Shawn Lemay, Member
SECONDER:	Patricia Fulwiler, Member
AYES:	Petrie, Tuyn

**OLD BUSINESS**

**1. ZBA-2024-06**

**Special Use Permit for Short Term Rental**

29 Belmont is requesting special use permit for short-term rental. The property owner lives in primary residence upstairs full-time, seeking to rent entire first floor year-round. Property owner rents to families as his primary market, and has exterior cameras on property.

Member Fulwiler made a motion to close public hearing. The motion was seconded by Member Petrie. Ayes 4, Noes 0.

Parking during winter months was raised as a concern, property owner has 3 spots in driveway which accommodate vehicles up to 15' as opposed to standard 19'. Property has had no parking complaints to date.

Member Lemay made a motion to approve with the condition that parking is kept at 3 spaces excluding any street parking, and property is inspected in accordance with Village Code. Permit is to be revoked if parking becomes a violation and a hazard to Village pedestrians. The motion was seconded by Member Petrie. Ayes 4, Noes 0.

RESULT:	APPROVED (UNANIMOUS)
MOVER:	Shawn Lemay, Member
SECONDER:	Christine Petrie, Member
AYES:	Fulwiler, Tuyn

**NEW BUSINESS**

**2. ZBA-2024-07**

**Variance Request**

120 S. Ellicott property owners Carrie Riedel and husband present. Seeking a curved driveway to accommodate 3 cars. Variance is being requested for the current maximum driveway coverage of front yard. Property owner states neighbor's property line is 9' from driveway and prevents possibility of widening driveway. Property owner has obtained signatures from 7 neighbors in support including proposed encroached neighbor. There are two trees in right of way, the proposed driveway would pass between them. Drawings for driveway plans are confusing as measurements do not match property. Proposed driveway is determined to cover just over 50% of property.

Property owners have already begun construction and board discussed current code violation of parking third car in front yard, and precedent set by granting horseshoe driveway variance. Suggestion made by member Petrie to make driveway 16' wide and park two cars side by side, to grant minimum variance necessary to provide relief. Member Tuyn would prefer to see a T-configuration to reduce curb cuts and consider pedestrians.

Member Fulwiler made a motion to deny. Property owners are to return with new drawings. The motion was seconded by Member Petrie. Ayes 4, Noes 0.

RESULT:	DENIED (UNANIMOUS)
MOVER:	Shawn Lemay, Member
SECONDER:	Christine Petrie, Member
AYES:	Fulwiler, Tuyn

**ADJOURNMENT**

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

RESULT:	ADJOURNED
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The Zoning Board of Applications meeting of June 19, 2024, was adjourned at 8:25pm. The next ZBA meeting will be held on August 21, 2024, at 7:00pm.

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