



# Zoning Board of Appeals <sup>(12/19/23 NOT yet Approved)</sup>

## Regular Meeting Minutes

Wednesday, November 15, 2023

7:00 PM

Village Hall

### I. Roll Call

Members	Organization	Title	Status	Arrived
Richard Andrews	Village of Williamsville	Member	Present	
Carson (A)	Village of Williamsville	Member	Absent	
Patricia Fulwiler	Village of Williamsville	Member	Absent	
Shawn Lemay	Village of Williamsville	Member	Present	
Christine Petrie	Village of Williamsville	Member	Present	
William Tuyn	Village of Williamsville	Member	Present	
Carol Boeck	Village of Williamsville	Building & Zoning Clerk	Present	
Susan Canell	Village of Williamsville	Administrator	Present	
Charles Grieco	Village of Williamsville	Village Attorney	Present	
Gary Palumbo	Village of Williamsville	Village Zoning Enforcement	Present	

### II. APPROVAL OF MINUTES

1. Wednesday, October 18, 2023

**Mover:** Member Lemay  
**Secunder:** Member Petrie  
**Ayes:** Members Andrews, Tuyn  
**Motion:** Carried

2. ZBA Item 2023-ZBA-02 27 Evans - Withdrawn / No Ruling
3. ZBA Item 2023-ZBA-03 179 Mill - Additional Information requested
4. ZBA Item 2023-ZBA-01 205 California Area Variance for porch - Approved Unanimous

### III. HEARINGS ON APPEALS

Chairman Andrews called to order village board of appeal meeting at 7:04

#### A. ZBA Items

##### 1. ZBA Item 2023-ZBA-05

76 S. Long – Area Variance for Indoor commercial Recreational Facility Snyder Track & Field

The petitioner's requesting area variances to the Village of Williamsville Zoning Ordinance multiple parts of Section 112-16 for proposed renovations to the existing 1-story building, the demolition of existing shed replaced with pavement, and striped parking stalls and pavement markings. Further, a new ADA ramp and door will be constructed on the front (west elevation) of the existing 8,000+- s.f. building. The site is bounded to the north and east by the Village Park and to the south by Williamsville Depot (Museum).

Five separate variances requested

Chairman Andrews request public notice be read or waived – waived by Uniland K. Kirk.

Contents of file Includes:

- Analysis of Town of Amherst Planning Department
- Requested Variance
- Five Criteria described
- Area Variance Application
- Sets of Plans & Rendering
- Public Hearing Notice
- List of Neighbors notified

Presentation by Kevin Kirk director of planning design for Uniland Development which are the Building owners, Also Nick Karl project manager from Uniland and Kelsey Ryan owner of Snyder Track & Field that will be tenant for the space at 76 S. Long.

Overview - .4 Acres Mixed Use District which is a smaller parcel size. Building about 8000 square foot on east side of property and a smaller 800 square foot building that fronts S. Long they are looking to remove.

About the tenant – Snyder Track & Field trains kids in track & field they have camps and classes, team practices, birthday parties that will be a nice fit to be adjacent to park.

K. Kirk asked if any questions regarding tenant or building before discussing variances – Members had none.

Requested Relief:

Based on the information provided, the following area variances are requested/assessed:

- a. Maximum Driveway Width Section 112-16B(8)(c) Variance request 14' **Withdrawn**
  - a. Minimum Driveway setback – section 112-16B(8)(f) request 5' **Withdrawn**
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- b. Minimum Parking Setback (side) – Section 112-16D(2)(a) **request 5'**
- b. Parking Rooms – Section 112-16D(4)(a) **Variance request not provided (min. 12 have 15)**
- b. End Island Every 10 feet – section 112-16D(2)(g) **Variance request not provided (this changes above Parking rooms)**

**Motion to Approve above:**

**Mover: Member Tuyn**

**Secunder: Lemay**

**Ayes: Petrie, Andrews**

**Motion: Carried**

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- b. Minimum Planting Count (Landscape) – Section 112-16E(1)(b) request **variance 8 planting units less than required**

**Motion to Approve above:**

**Mover: Tuyn**

**Secunder: Petrie**

**Ayes: Lemay, Andrews**

**Motion: Carried**

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- c. Refuse Location in Rear – Section 112-16C(2)(e) proposed to have at corner of building completely fenced in totes

**Motion to approve above:**

**Mover: Petrie**

**Secunder: Lemay**

**Ayes: Andrews, Tuyn**

**Motion: Carried**

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**Minimum Transparency – Section 112-16F(3)(c) Proposed 35% instead of 70%**

**Motion to approve with conditions:**

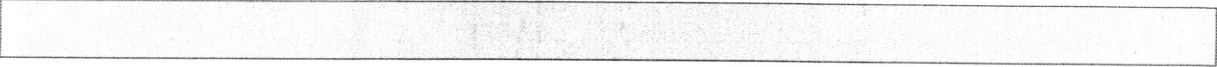
**Condition: Modification of Transparent garage door on west side of façade Approximate 43% transparency. (All glass doors replaced with glass)**

**Mover: Lemay**

**Secunder: Petrie**

**Ayes: Andrews, Tuyn**

**Motion: Carried**



#### **IV. ADJOURN TO THE NEXT ZONING BOARD APPEALS MEETING**

There being no further business to come before the Zoning Board of Appeals, Member Lemay moved to adjourn, seconded by Member Tuyn and unanimously approved 4-0. The Zoning Board of Appeals meeting of November 15, 2023 was adjourned at 8:35 PM.

Video recording of meeting located here:

<https://www.youtube.com/watch?v=TIPIrwlY98w>

DRAFT

