MINUTES
VILLAGE OF WILLIAMSVILLE
ZONING BOARD MEETING

March 18, 2026

7:00 PM

MEMBER ROLL CALL

Name	Organization	Title	Status
Andrews	Village of Williamsville	Chair	Present
Fulwiler	Village of Williamsville	Member	Present
Lemay	Village of Williamsville	Member	Present
Petrie	Village of Williamsville	Member	Present
Tuyn	Village of Williamsville	Member	Present

OTHER ATTENDEES

Name	Organization	Title	Status
Carol Boeck	Village of Williamsville	Building & Zoning Clerk	Present
Charles Grieco	Bond, Schoeneck & King	Village Attorney	Present
Gary Palumbo	Town of Amherst	ZEO	Present
Steven Meyer	Village of Williamsville	Liaison	Absent

Chair Andrews opened the meeting at 7:00 with the Pledge of Allegiance. He thanked Member Fulwiler for presiding over the previous two meetings during his absence and welcomed Member Tuyn back to the Board.

MINUTES APPROVAL

Member Lemay made a motion to approve the minutes of the February 18, 2026, meeting. Seconded by Member Fulwiler. Ayes 5, Noes 0.

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RESULT:	MOTION PASSED (UNANIMOUS)		
MOVER:	Lemay, Member		
SECONDER:	Fulwiler, Member		
AYES: 5	NOES: 0	ABSENT: 0	

OLD BUSINESS

2026-ZBA-01 393 Cadman- 112-12C(3)(6) Generator less than 3 ft from side yard

Zoning Enforcement Officer Palumbo summarized that a building permit application had previously been denied due to a side yard setback issue, resulting in an appeal to the ZBA. Since that time, the petitioner submitted an amended plan that complies with zoning requirements, and a building permit has now been issued.

The Board discussed procedural status, including the prior tabling of the matter and the status of the public hearing. Counsel advised that no further ZBA action was required given compliance with the amended application.

A motion was made by Member Lemay to bring the matter back from the table. The motion was seconded by Member Petrie. Ayes 5, Noes 0.

The Board determined that no further action was necessary on the application.

RESULT:	MOTION PASSED (UNANIMOUS)		
MOVER:	Lemay, Member		
SECONDER:	Petrie, Member		
AYES: 5	NOES: 0	ABSENT: 0	

2026-ZBA-02 165 N. Ellicott- Recreational vehicle trailer not parked in rear yard

The Chair noted that the public hearing had been closed at a prior meeting and that the matter was before the Board for decision on an area variance request relating to the parking/storage of a recreational vehicle (RV) trailer in a residential side yard.

The petitioner appeared before the Board and provided testimony regarding seasonal use of the RV, storage practices, and the need for on-site storage for security purposes. The petitioner indicated the RV is used periodically for travel and is not intended to remain stationary year-round.

The Board reviewed concerns raised by an adjacent property owner, including:

- Alleged obstruction of sight lines affecting traffic safety and visibility for children playing in the yard
- Neighborhood character concerns related to RV storage
- Landscaping and screening impacts

DRAFT

Board members reviewed submitted photographs and site measurements and noted the RV is located approximately 23 feet from the edge of the roadway. Based on the record, the Board generally found no substantial sight line obstruction under applicable standards.

The Board discussed potential conditions of approval, including:

- Placement of the RV as far back on the property as feasible
- Maintenance of existing landscaping and screening
- Compliance with Village Code regarding hedge height within the front yard setback area

The Board also discussed potential additional conditions, including fence extensions and time-limited approvals; however, Attorney Grieco advised that variances run with the land and are not limited to a specific owner. After discussion, the Board determined that time-limited or ownership-based restrictions would not be included.

The Board further noted that the request is specific to the subject property and does not establish precedent for other properties within the Village.

Member Fulwiler, made a motion to grant the variance, with the following conditions:

1. The RV trailer shall be stored or parked within approximately one (1) foot of the south building line and shall be located off the right-of-way to the maximum extent practicable.
2. The existing screening landscaping along the east property line shall be maintained in accordance with Village Code for as long as the RV remains stored in the exterior side yard.

Motion seconded by, Member Lemay

RESULT:	APPROVED: With Conditions
MOVER:	Member
SECONDER:	Member
AYES: 5	NOES: 0 ABSENT: 0

ADJOURNMENT

Motion to adjourn by Member Petrie, seconded by Member Fulwiler

RESULT: ADJOURNED

The Zoning Board of Appeal meeting of March 18, 2026, was adjourned at 7:47

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