

**ZONING BOARD OF APPEALS  
REGULAR MEETING OF Jul 22, 2009  
ROOM 901--CITY HALL**

**2:00 PM**

1. 762 COLUMBUS PKWY. -- ALFRED T. COPPOLA to erect a two-story one-family house deficient in area requirements. . (137116)

R3 district. Section 511-18 LOT, YARD & AREA REQUIREMENTS

AFFIRMATION  
BASED ON  
JUDGE'S  
DECISION

1. -- .

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2. 40 PORTER AVE.-- EDWARD CONBOY to install and use a 1,000 gallon above ground gas storage tank to service "Coach" boats for the West Side Rowing Club. .

R3 district. Section 511-16 PERMITTED USES IN THE DISTRICT

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3. 138 WILLETT ST.-- MICHAEL SENNIKOFF to install a 6' wood privacy fence to enclose the yard along Seward Street. . (138931)

R2 district. Section 511-115E1A PROHIBITS FENCE ABOVE 4' IN HEIGHT IN THE FRONT OR SIDE YARDS

RECONSIDERA  
TION

4. 1701 SENECA ST.-- BRYAN HINTERBERGER to install a new front yard parking area for a multiple dwelling building. . (139789)

C2 district. Section 511-34A1 REQUIRED FRONT YARDS IN THE DISTRICT

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5. 364 FRENCH -- AAA NOBLEMAN HOUSE to convert a two-family dwelling to a Human Service Facility for substance and alcohol abuse and mild mental patients. . (139793)

R2 district. Section 511-136 HUMAN SERVICE FACILITY

REQUESTING  
RECONSIDERA  
TION

6. 1681 AMHERST ST.-- JEWEL JURGENS to install and use a 9'x26' front yard parking pad. . (139381)

R2 district. Section 511-97B PROHIBITS FRONT YARD  
PARKING

REQUESTING  
RECONSIDERA  
TION

7. 822 WALDEN AVE.-- CAROL NELSON (owner) to convert an ice cream shop into a used car sales lot. .

C1 district. Section 511-28 PERMITTED USES IN THE  
DISTRICT

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**2:15 PM**

8. 500 PARKER -- RON WISHMAN to erect a 4' x 8' illuminated ground sign to read " St. Rose of Lima". . (138661)

R1 district. Section 511-8 PERMITTED USES IN THE  
DISTRICT

REQUESTING  
RECONSIDERA  
TION

9. 1195 NIAGARA ST.-- RICH PRODUCTS to install a 5'x6' perpendicular sign with "LED" reader board moving text on the lower portion. . (137128)

CM district. Section 511-104A2 DISTRICT DOES NOT  
ALLOW FOR "FLASHING" SIGNS

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10.2 - 4 RUSSELL AVE.-- PARKSIDE  
RESTAURANT(Jennifer Vega) to install and use an  
outdoor patio at the front of a sit-in restaurant extending  
into the City right-of-way. . (139191)  
Section 511-28F(2)(a) BUSINESS NOT CONDUCTED  
WITHIN A BUILDING

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11.17 MINERAL SPRINGS RD.-- ST. TERESA'S CHURCH to  
install a 4'x6' illuminated ground sign to read "Trinity  
Catholic Academy" . (139792)  
R2 district. Section 511-12K2 DISTRICT ALLOWS FOR  
ONLY ONE UNLIT SIGN TOTALING 1.5 SF

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**2:30 PM**

12.246 MASSACHUSETTS ST.-- MICHELLE GIOMUNDO to  
convert a former funeral home and apartment to a pet  
store and apartment in a residential district. . (140698)  
R2 district. Section 511-12 PERMITTED USES IN AN "R2"  
DISTRICT

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13.637 FOURTH ST.-- LINDA DAVIS to convert an ice  
cream stand to a bike sales and rental shop with a  
seasonal hotdog cart. . (139810)  
C1 district. Section 511-28 PERMITTED USES IN THE  
DISTRICT

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14.1440 MAIN ST.-- CAZENOVIA RECOVERY SERVICES to  
convert and use a Human Service facility for counseling  
services. . (140981)  
TS district. Section 511-136 HUMAN SERVICE FACILITY

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15.22 BAYNES ST.-- JACQUELINE BORNSBY to use the stand alone garage remaining from a demolished house. . (140657)

R2 district. Section 511-4 ACCESSORY BUILDING ON A VACANT LOT

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16.564 MAIN ST.-- WILCOX BROTHERS SIGNS to install four 5' X 42' wall signs at the top of the building to read "Key Bank". . (140483)

DO district. Section 511-63i2 SIGN RESTRICTIONS IN THE DISTRICT

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17.179 NORWOOD -- JOHN ZANAKIS to install and use a front yard parking pad for a multi-family dwelling. .

R3 district. Section 511-97B PARKING PROHIBITED IN THE FRONT YARD

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18.338 GRIDER ST.-- COMMUNITY HEALTH CENTER OF BUFFALO to erect and use a two-story 36,000SF medical outpatient health center in a residential district. .

R2 district. Section 511-12 PERMITTED USES IN THE DISTRICT

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**2:45 PM**

19.384 CONNECTICUT ST.-- PAUL FADALE to install a "LED" reader sign replacing the "Corner Store" sign. . (140908)

C1 district. Section 511-104A(2) PROHIBITS "FLASHING" SIGNS

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20.259 AMHERST ST.-- PAUL FADALE to install an "LED" reader sign on an existing pole sign. . (140907)

C2 district. Section 511-104A(2) PROHIBITS "FLASHING" SIGNS

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21.296 BAYNES -- JOHN WINGFELDER to erect and use a stand alone 24' x 28' x x17' high garage with loft storage on a vacant lot. . (140906)

R2 district. Section 511-4 & 511-87 PERMITTED USES IN A RESIDENTIAL AREA AND ACCESSORY BUILDING USES

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22.47 GREENFIELD -- LAURIE DRIES to install and use a 10' x 20' front yard parking pad. . (139842)

R2 district. Section 511-97B PROHIBITS FRONT YARD PARKING

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**3:00 PM**

23.491 E. FERRY ST.-- DUANE THOMAS to install a 2' x 8' illuminated wall sign to read " God's Way of Life". .

R2 district. Section 511-12 PERMITTED USES IN A RESIDENTIAL DISTRICT

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24.119 STRATFORD -- SCOTT LINDSAY to install and use an 8' x 20' front yard parking pad. . (141154)

R2 district. Section 511-97B PROHIBITS FRONT YARD PARKING

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25.20 RICH ST.-- CATHOLIC CHARITIES OF BUFFALO for a Human Service facility for a mental health outpatient clinic for adults and children 3 and up. . (140984)

C2 district. Section 511-136 HUMAN SERVICE FACILITY

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26.930 GENESEE ST.-- CATHOLIC CHARITIES OF BUFFALO for a Human Service facility for nutrition and education of income eligible women and children. .

C2 district. Section 511-136 HUMAN SERVICE FACILITY

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27.430 JERSEY -- KEVIN HAYS to install and use two front yard parking spaces. . (140902)  
R3 district. Section 511-97B PROHIBITS FRONT YARD PARKING

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28.378 BOX ST.-- FAITH BASED FELLOWSHIP for a Human Service Facility providing short term shelter for homeless women. . (137739)  
R2 district. Section 511-136 HUMAN SERVICE FACILITY

COUNCILMAN  
REQUESTING  
RECONSIDERA  
TION

**3:15 PM**

29.1542 MAIN ST.-- HOUSING OPPORTUNITIES MADE EQUAL (H.O.M.E.) to convert and use a human service facility for housing counseling and educational training sessions for tenants and landlords. ACCEPT BURA NEGDEC . (113949)  
CM district. Section 511-136 FOR A HUMAN SERVICE FACILITY

REQUESTING  
EXTENSION

30.1542 MAIN ST.-- HOUSING OPPORTUNITIES MADE EQUAL (H.O.M.E.) to convert and use a human service facility for housing counseling and educational training sessions for tenants and landlords. ACCEPT BURA NEGDEC .  
CM district. Section 511-136 FOR A HUMAN SERVICE FACILITY

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**NEXT SCHEDULED MEETING IS Sep 16, 2009  
DEADLINE FOR APPLICATIONS IS Aug 27,**

**I HEREBY certify that the foregoing is a full and true abstract of matters considered with actions taken and / or decision thereon by the Zoning Board of Appeals.**

**DATED: Jul 22,**

**ATTEST:**