

**ZONING BOARD OF APPEALS  
REGULAR MEETING OF May 27, 2009  
ROOM 901--CITY HALL**

**2:00 PM**

1. 387 LINWOOD AVE.-- JOHN MILLER to convert a one-family carriage house with a two-car garage to a two-family carriage house with a one-car garage. .  
R4 district. Section 511-22A1,3 DEFICIENT IN LOT AREA AND SIDE YARDS APPROVED
  
2. 128 WEST NORTHRUP -- ROBERTO BECERRIL, JR. to construct a two-story 30' x 36' x 21' high non-habitable loft area garage to the rear of the property. . (136029)  
R2 district. Section 511-87A RESTRICTIONS ON ACCESSORY BUILDING HEIGHTS RECEIVED & FILED
  
3. 186 FOREST AVE.-- CHARLES CAMPANELLA to use as a contractor's equipment storage yard first allowed in a general commercial district. . (135906)  
C1 district. Section 511-28 PERMITTED USES IN THE DISTRICT CONDITIONAL APPROVAL ONE YEAR & BLOCK CLUB CONDITIONS MUST BE MET
  
4. 68 PARKER -- KEVIN ROBINSON to erect and use a 28'x 46' x 18' high two-story rear yard garage with 2nd floor storage. . (137363)  
R1 district. Section 511-87A STRUCTURE MAY NOT EXCEED 30% OF THE REAR LOT AND 12" IN HEIGHT ADJOURNED

- 5. 60 PARKER -- RRK ENTERPRISES (DAVID REPMAN) to use a 30' x 50' 2 1/2 story rear yard guest house apartment. . (137371)  
R1 district. Section 511-8E(1) RESTRICTED USE NOT TO INCLUDE A SEPARATE KITCHEN DENIED
  
- 6. 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 APPROVED
  
- 7. 212 - 214 HERTEL AVE.-- DAVE PLISZKA to convert and use a junkyard/recycling facility with office space and a 35 SF wall sign to read "Smart Parts". . (137542)  
R2 district. Section 511-12 & 511-44 NON-PERMITTED USES IN THE DISTRICT CONDITIONAL APPROVAL ONE YEAR W/ FENCE & LANDSCAPING
  
- 8. 2108 BAILEY AVE.-- USHA SHARMA to install an 12' x 20' front yard parking pad for two vehicles encroaching the city right-of-way. . (136446)  
R2 district. Section 511-97B PROHIBITS FRONT YARD PARKING DENIED

**2:15 PM**

- 9. 122 GOODRICH ST.-- KALEIDA HEALTH to construct a 10-story hospital facility with height exceeding the district requirements. . (138769)  
CM district. Section 511-41A HEIGHT RESTRICTIONS IN THE DISTRICT APPROVED

10.2 MANTON ST.-- DOMINIC GAGLIANO to erect a 60' x 80' construction storage building at the rear of 145 Chandler (aka 2 Manton) with a surrounding fence . . (136602)

R2 district. Section 511-12; 511-115E(1) a; & 511-40K PERMITTED USES; CONTRACTOR STORAGE YARD USE; & FENCE HEIGHT

APPROVED W/ LANDSCAPING & AN 8' FENCE

11.212 WOODLAWN AVE.-- BRUNA MICHAUX to install 120' of six-foot fence to enclose property. . (138222)

R2 district. Section 511-115E(1) a RESTRICTIONS ON FENCE HEIGHTS IN THE FRONT YARD

APPROVED

12.462 WOODWARD -- CHRISTOPHER LAVEY to convert and use the owners' apartment ( left side of the house) as a bed and breakfast. . (138137)

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

ADJOURNED

13.7 LILAC ST.-- DELORES TEEFT to install and use a 10' x 15' parking pad off the existing driveway. . (137644)

R2 district. Section 511-87C PROHIBITS FRONT YARD PARKING

DENIED

**2:30 PM**

14.390 ELMWOOD AVE.-- JENNIFER HURLEY to convert and use a three-family dwelling and rooming house into a two-family dwelling and first floor office space in a residential district. . (138004)

R3 district. Section 511-16 PERMITTED USES IN A RESIDENTIAL DISTRICT

APPROVED

15.40 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

ADJOURNED

16.312 SARANAC -- RICHARD A. ZORICH to install an 8' wood fence from rear of house to the garage along Taunton. . (138748)

R2 district. Section 511-115E1a1 FENCE HEIGHT MUST NOT EXCEED 4' ON A SIDE OR CORNER LOT

APPROVED

17.128 SYCAMORE -- EBERL IRONWORKS to construct an addition to the existing building deficient in setbacks, height and use. .

APPROVED

**2:45 PM**

18.500 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

ADJOURNED  
REDESIGN AND  
SMALLER SIGN

19.350 BAILEY AVE.-- DAVID LYSTAD to install and use a temporary office trailer. EXTENSION OF TRAILER USE FOR ONE YEAR . (106170)

Section 459-1 TEMPORARY USE OF A TRAILER AS AN OFFICE BUILDING

EXTENSION  
GRANTED ONE  
YEAR

20.722 WILLIAM ST.-- FAITH BASED FELLOWSHIP for a Human Service Facility providing short term shelter for homeless women. REQUEST TO BE RECONSIDERED AT THE JUNE MEETING . (137435)

CM district. Section 511-136 A HUMAN SERVICE

RE-CONSIDER  
ITEM

\*STAFF RECOMMENDATION: REQUEST TO BE RECONSIDERED AT THE JUNE MEETING

21.139 BUFFALO RIVER (120 CHILDS) -- RIVERWRIGHT, LLC requests a 6-month extension until January 2, 2010.

M2 district.

EXTENSION  
GRANTED  
UNTIL 1/2010

**3:00 PM**

22.1195 NIAGARA ST.-- NAS QUICK SIGN to install a projecting 5' x 6' sign perpendicular to the building with "LED" reader board moving text on the lower portion of the sign. REQUEST TO BE RECONSIDERED WITH MODIFICATIONS AT THE JUNE MEETING. . (137128)

CM district. Section 511-104A(2) SIGNS LIMITED TO 200 SF AND NON-FLASHING

RECONSIDERA  
TION DENIED

\*STAFF RECOMMENDATION: REQUEST TO BE RECONSIDERED WITH MODIFICATIONS AT THE JUNE MEETING.

23.251 SWEET AVE.-- DAVID NORTH to erect and use a 30'x73'x15' private garage in the sideyard of a one-family dwelling. . (138997)

R2 district. Section 511-12 & 511-87A,C PERMITTED USES AND MORE THAN 30% OF THE REAR YARD; EXCESSIVE HEIGHT AND LESS THAN 60FEET FROM THE FRONT LOT LINE

ADJOURNED

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

R2 district. Section 511-115E1A1 NO WALL OR FENCE ABOVE 4' IN HEIGHT IN A SIDE OR FRONT YARD

DENIED

**3:15 PM**

25.20 FERGUSON ST.-- HABITAT FOR HUMANITY to construct a home deficient in front yard setbacks. .

R2 district. Section 511-14 REQUIRED FRONT YARD SPACE IN THE DISTRICT

APPROVED

26.375 COLVIN AVE.-- GREG SZELIGA to convert and use a two-story Church for a fitness center with signs non-conforming in the district. . (136459)

R3 district. Section 511-28A & 511-12K(2) COMMERCIAL USE NOT ALLOWED IN A RESIDENTIAL DISTRICT & SIGNS LIMITED TO 1.5SF AND WALL MOUNTED

APPROVED  
SIGNS FOR THE  
FRONT AND  
SIDE OF  
BUSINESS

**NEXT SCHEDULED MEETING IS Jun 17, 2009**

**DEADLINE FOR APPLICATIONS IS May 29,**

**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: May 27,**

**ATTEST:**