

**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

RECEIVED &  
FILED

1. -- .
- 

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

ADJOURNED

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

APPROVED  
fence to wrap  
around door and  
be woodenw

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

DENIED

- 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 RE-CONSIDER ITEM
  
- 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 RE-CONSIDER ITEM @ NEXT MEETING
  
- 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 DENIED

**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 ADJOURNED
  
- 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 ADJOURNED

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

APPROVED  
LEASEE  
ONLY-CONDITI  
ONS FOR

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

APPROVED  
NOT TO BE LIT

**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

APPROVED

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

APPROVED

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

APPROVED

- 15.22 BAYNES ST.-- JACQUELINE ORNSBY to use the stand alone garage remaining from a demolished house. . (140657)  
R2 district. Section 511-4 ACCESSORY BUILDING ON A VACANT LOT APPROVED
- 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 ADJOURNED  
Referral to Planning Board for review
- 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 ADJOURNED  
Applicant Did not appear
- 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 APPROVED
- 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 DENIED

- 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 DENIED
- 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 EXTENSION GRANTED  
Previously approved
- 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 ADJOURNED  
Proof of Medical disability
- 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 APPROVED
- 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 ADJOURNED  
Explore alternatives
- 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 APPROVED

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 APPROVED

27.430 JERSEY -- KEVIN HAYS to install and use two front yard parking spaces. . (140902)  
R3 district. Section 511-97B PROHIBITS FRONT YARD PARKING ADJOURNED  
Agreed to alter the variance to area for 12 spaces

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 DENIED

**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 EXTENSION GRANTED

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 EXTENSION GRANTED

**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:**