

ZONING BOARD OF APPEALS

The hearing on Tuesday, April 10, 2012 was called to order by Chairman Schafer at 7:00 PM.

Members present: Harry Kaczmarek also: Ray Balcerzak, Bldg Inspector
Michael Komorek Phyllis Todoro, Town Attorney
Greg Kalinowski Harry Kwiek, alternate - absent
Donald Trzepacz
Robert Schafer, Chairman

After Roll Call, the Clerk read the Notice of Public Hearing for Appeals Case # 1194 for Jonathan Ehrin, Bowen Road, Elma, who is requesting a one year extension on the variance that was given to Thomas Nolan on May 2011 for the non conforming vacant lot on Bowen Road §144-99 C-2 & C-3 see 144-2 definition of depth of lot.

Chairman Schafer called the case to order. Mr. Jonathan Ehrin was not able to attend the meeting and sent his father to speak on his behalf. Mr. Ehrin submitted a letter on March 2, 2012 and copied the building department asking for a continuance on the variance. Chairman Shaffer asked if it is the intension of Mr. Ehrin to build within the one year extension and Mr. Ehrin father replied that it is the intension of his son to build a house in the year time frame. Mr. Trzepacz asked what type of home Mr. Ehrin was looking to build on the lot and he was informed that he was going to either build a single or a double but he would be residing at the property if he did build a double. Mr. Kalinowski asked what the time frame was for when Mr. Ehrin would be ready to start to build and was informed that he would be getting started in 6 to 8 months.

No one was present to speak for or against the case.

Mr. Komorek made the motion: In the matter of Appeals Case #1194 for Jonathan Ehrin, Bowen Road, Elma, who is requesting a one year extension on the variance that was given to Thomas Nolan on May 2011 for the non conforming vacant lot on Bowen Road §144-99 C-2 & C-3 see 144-2 definition of depth of lot this is written confirmation of the decision reached by the Board at the April 10, 2012 hearing.

The motion was made, seconded and passed that the variance be granted a one year continuance from the date of this meeting. Seconded by Mr. Kalinowski Poll vote – 5 ayes, 0 naves. Motion carried.

The Clerk read the Notice of Public Hearing for Appeals Case # 1208 for Donna Kennell, 5930 Seneca Street, Elma, who is requesting a variance to replace the existing front porch with a new enclosed porch that is 12 feet by 11 feet and an attached deck that is 12 feet by 11 feet; which would make the set back 35 feet instead of the required 50 feet §144-86.2D (front setback).

Chairman Schafer called the case to order. Donna Kennell and her boyfriend Greg Jordan were present for the case. Mr. Jordan stated that right now there is a sunroom with a full foundation and part of the basement. They would like to remove the sunroom and make a dining room that is part of the existing house. A deck would then be added with railings along the east side of the house. Mr. Jordan stated who ever made the sunroom originally made the foundation very secure to the house. Mr. Schaffer asked how far the deck will go and was informed it will stop at the end of the house. It will be about 35 feet from the corner of the deck to the street.

No one was present to speak for or against the case.

Mr. Trzepacz made the motion: In the matter of Appeals case #1208 for Donna Kennell, 5930 Seneca Street, Elma, who is requesting a variance to replace the existing front porch with a new enclosed porch that is 12 feet by 11 feet and an attached deck that is 12 feet by 11 feet; which would make the set back 35 feet instead of the required 50 feet §144-86.2D (front setback) this is written confirmation of the decision reached by the Board at the April 10, 2012 hearing.

The motion was made, seconded and passed that the variance be granted and that all Elma Town Codes and Ordinances must be met. Seconded by Mr. Kaczmarek Poll vote – 5 ayes, 0 naves. Motion carried.

The minutes of the last meeting on March 13, 2012 were approved.

The meeting was adjourned at 7:34 PM.

Respectfully submitted,

Kerry A. Galuski
Secretary-Clerk