

Town of Hamburg
Board of Zoning Appeals Meeting
March 8, 2016
Minutes

The Town of Hamburg Board of Zoning Appeals met for a Regular Meeting on Tuesday, March 8, 2016 at 7:00 P.M. in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Brad Rybczynski, Vice-Chairman Shawn Connelly, Commissioner Joseph Sacco, Commissioner Bob Ginnetti, Commissioner Nicole Falkewicz and Commissioner Ric Dimpfl.

Excused: Commissioner Louis M. Chiacchia

Others in attendance included Attorney Mark Walling, Board of Zoning Appeals Attorney.

Chairman Rybczynski asked for a moment of silence to honor the deceased and fallen veterans, as well as Mrs. desJardins' mother, who recently passed away.

Commissioner Connolly read the Notice of Public Hearing.

Application # 5566 Thomas Ludlow – Requesting an area variance for a proposed detached garage at 4356 Beetow Drive

Thomas Ludlow, applicant, stated that his existing 24' X 26' detached garage needs too much work, and he needs a larger 32' X 26' garage that would fit his 31' camper, so he would like to build a new garage that will allow him to store the camper, a truck and a classic car.

In response to a question from Chairman Rybczynski, Mr. Ludlow stated that no business whatsoever would be conducted in the new garage.

Mr. Ludlow stated that the new garage would be 350 sq.ft. larger than the existing garage (existing garage would be demolished), and it would be much nicer looking.

Mr. Connolly informed the applicant that the new garage would actually be 624 sq.ft. larger than the existing garage.

In response to a question from Mr. Sacco, the applicant stated that he would like to keep the sheds that are on the property.

Catherine Tunney, 4347 Beetow Drive, asked if the applicant plans to repair other people's vehicles in the new garage. She stated that a lot of noise comes from this property in the evenings.

Mr. Ludlow stated that he will not be repairing other people's vehicles on his property.

Chairman Rybczynski noted that five (5) letters of support were submitted by the applicant.

Findings:

Mr. Sacco made a MOTION, seconded by Mr. Dimpfl, to approve Application # 5566.

On the question: Mr. Sacco reviewed the area variance criteria as follows:

1. Whether the benefit can be achieved by other means feasible to the applicant – No, because the applicant has indicated that the existing garage is in need of repair, and building a new garage makes more sense.

2. Whether there would be an undesirable change in neighborhood character or to nearby properties – No.
3. Whether the request is substantial – This could be debated, but given the size of the property, the garage will not be “sandwiched in”.
4. Whether the request will have adverse physical or environmental effects – No.
5. Whether the alleged difficulty is self-created – It is only self-created in that the applicant has too many toys.

All members voted in favor of the motion. **GRANTED.**

Mr. Dimpfl made a MOTION, seconded by Mr. Connolly, to approve the minutes of January 5, 2016. All members voted in favor of the motion.

Mr. Connolly made a MOTION, seconded by Mr. Dimpfl, to adjourn the meeting. All members voted in favor of the motion.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

L. Michael Chiacchia, Secretary
Board of Zoning Appeals

DATE: March 21, 2016