

Town of Hamburg
Board of Zoning Appeals
August 4, 2026
Approved Minutes

The Town of Hamburg Board of Zoning Appeals met for a Regular Meeting on Tuesday, August 4, 2026 at 7:00 P.M. in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Ric Dimpfl, Commissioner Jeff Adrian, Commissioner Catherine Mika, Commissioner Laura Hahn, Commissioner Jack Kuebler, Commissioner Dennis Chapman and alternate Commissioner Mark Yoder filling in for Commissioner Nicole Falkiewicz.

Also in attendance were Code Enforcement Officer Jeffrey Skrzypek and Board of Zoning Appeals Attorney Joseph Gogan.

Board members recited the Pledge of Allegiance.

Chairman Dimpfl asked for a moment of silence in honor of our active military and those who have made the ultimate sacrifice.

Chairman Dimpfl pointed out the location of the two (2) fire exits in the room.

Commissioner Hahn read the Notice of Public Hearing.

Application # 6150 Donald Spittler – Requesting one (1) use variance to allow for a tier 3 battery energy storage system at 6433 Railroad Ave (Zoned NC)

Chairman Dimpfl stated this will be tabled until the Planning Board is done with SEQR.

Findings:

All members voted to table. **TABLED**

Application # 6161 James Roberts – Requesting two (2) area variances for a proposed detached garage at 3773 Hampton Brook Dr (Zoned RA)

James Roberts, homeowner, spoke on this variance. He went to the building department with plans for his garage and they told him it was too big for his area. He has three acres of property and he was told to go in front of the Zoning Board.

Chairman Dimpfl stated that there are two variances—one for the height and another for total square footage. Roberts wants a 20 ft. height instead of 18 ft.

Commissioner Adrian asked if he will be using the garage for a business. Roberts stated no, he just collects cars. He would put about 3-4 cars in there.

The Board had no further questions.

Findings:

Ms. Hahn made a motion, seconded by Mr. Adrian, to approve Application # 6161.

Ms. Hahn reviewed the area variance criteria as follows:

- Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties – No
- Whether the benefit sought by the applicant can be achieved by some feasible method other than a variance – No
- Whether the request is substantial – It is not
- Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district – It will not
- Whether the alleged difficulty was self-created – Yes, but the balancing test favors the applicant

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

Application # 6162 Kathleen Albee – Requesting one (1) area variance for a proposed residential addition at 4763 Crestwood Dr (Zoned R1)

Kathleen Albee, homeowner, spoke on this variance. On one side of the house it was originally built with 5 foot, and then they changed it to 10 foot. She is looking to go straight back and add an addition for a primary suite and tear down an existing sunroom and rebuild it. She had a letter from the neighbor on the border and she has no objection to the project.

The Board had no further questions.

Findings:

Mr. Kuebler made a motion, seconded by Mrs. Hahn, to approve Application # 6162.

Mr. Kuebler reviewed the area variance criteria as follows:

- Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties – It will not
- Whether the benefit sought by the applicant can be achieved by some feasible method other than a variance – Yes
- Whether the request is substantial – No
- Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district – It will not

- Whether the alleged difficulty was self-created – Yes, but the balancing test favors the applicant

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

Application # 6163 Joseph Dorobiala – Requesting one (1) area variance for a proposed residential addition at 4770 Clifton Pkwy (Zoned R2)

Joseph Dorobiala, homeowner, spoke on this variance. He is looking to put an addition on to the side of his home for a single car garage. He has an existing single car garage next to it, off set from each other. He talked to both of his neighbors—the neighbor directly adjacent to him and the neighbor across the street. He did not bring a letter but would be happy to provide one if needed. Both of the neighbors offered to sign or write their approval if needed.

The Board had no further questions.

Findings:

Mrs. Hahn made a motion, seconded by Ms. Mika, to approve Application # 6163.

Mrs. Hahn reviewed the area variance criteria as follows:

- Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties – No
- Whether the benefit sought by the applicant can be achieved by some feasible method other than a variance – No
- Whether the request is substantial – No
- Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district – No
- Whether the alleged difficulty was self-created – Yes, but the balancing test favors the applicant

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

Application # 6164 Feedmore WNY – Requesting three (3) area variances for a proposed attached sign at 4832 Camp Rd (Zoned C2)

Mike Lavelley with Architecture Firm Trautman Associates spoke on this variance. They need three area variances for a sign.

Chairman Dimpfl asked if all of the Board was familiar with this location. It sits about 1,200 feet off the road. They are looking to add signs at the east and west sides of the building. When you drive in you are facing the east side of the building that faces Camp Rd.

The Board had no further questions.

Findings:

Mr. Adrian made a motion, seconded by Mr. Kuebler, to approve Application # 6164.

Mr. Adrian reviewed the area variance criteria as follows:

- Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties – No
- Whether the benefit sought by the applicant can be achieved by some feasible method other than a variance – No
- Whether the request is substantial – No
- Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district – No
- Whether the alleged difficulty was self-created – Yes, but the balancing test favors granting the variance

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

Application # 6165 West Arnold 1211 LLC – Requesting one (1) area variance for a proposed residential addition at 1211 West Arnold Dr (Zoned R1)

Michael Anderson with Abstract Architecture spoke on this variance. The homeowners are currently in Florida. Anderson stated they are looking to put an addition off the back of an existing house and it impacts the 60 foot minimum distance from the creek embankment.

Anderson asked Code Enforcement Officer Jeff Skrzypek how short they were. Skrzypek stated that the variance is for 6 ft.

Anderson stated that this addition is for an in-law suite for their mom. They would prefer to not make it smaller. This will be a pole barn construction and they want it to mimic the proportions of the existing house.

Commissioner Hahn asked if the Conservation Board needed to weigh in on this. Chairman Dimpfl and Jeff Skrzypek both said no.

Anderson stated that he tried to talk to both neighbors. Neither of them was at the meeting.

The Board had no further questions.

Findings:

Mr. Adrian made a motion, seconded by Ms. Mika, to approve Application # 6165.

Mr. Adrian reviewed the area variance criteria as follows:

- Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties – No
- Whether the benefit sought by the applicant can be achieved by some feasible method other than a variance – No
- Whether the request is substantial – No
- Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district – No
- Whether the alleged difficulty was self-created – Yes, but the balancing test favors granting the variance

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

Mrs. Hahn made a motion, seconded by Mr. Kuebler, to approve the minutes of July 2026. All members voted in favor of the motion, besides Mr. Chapman. He abstained because he was not in attendance last month.

Attorney Joe Gogan gave an update on public utility use variances and asked the board members to call him if they have any questions.

Mr. Chapman made a motion, seconded by Ms. Hahn, to adjourn the meeting. All members voted in favor of the motion.

The meeting was adjourned at 7:20 PM.

Respectfully submitted,
Laura Hahn, Secretary
Board of Zoning Appeals
Date: August 13, 2026