Town of Hamburg
Board of Zoning Appeals
November 5, 2026
Unapproved Minutes

The Town of Hamburg Board of Zoning Appeals met for a Regular Meeting on Thursday, November 5, 2026, at 7:00 P.M. in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Ric Dimpfl, Vice Chairman Nicole Falkiewicz, Commissioner Catherine Mika, Commissioner Laura Hahn, Commissioner Jack Kuebler, Commissioner Jeff Adrian, and alternate Commissioner Mark Yoder filling in for Commissioner Dennis Chapman. Also in attendance were Code Enforcement Officer Paul Ryerse 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.

Tabled Application # 6170 Christine Butcher – Requesting one (1) area variance for a proposed accessory structure at 6150 Heltz Rd. (Zoned RA)

Ermir Krasmiqi, the contractor for the project, spoke on this variance. The homeowner wants to build a greenhouse. It would be 20ft by 20ft. It is a kit that she purchased, and she is looking to have it installed. It is made of metal and plexiglass. There will be gas, electric, and water connected to the greenhouse.

Commissioner Falkiewicz asked if this would be used only as a greenhouse and that it would have a glass roof not a metal roof. Krasmiqi stated yes, it will be used only as a greenhouse.

The Board had no further questions.

Findings:

Ms. Falkiewicz made a motion, seconded by Mr. Adrian, to approve Application # 6170.

Ms. Falkiewicz 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 because the size of the lot is over 23 acres

• 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 # 6178 12 Lakeview Woods Inc. – Requesting one (1) area variance for a proposed single family dwelling at 6286 Old Lake Shore Rd #12 (Zoned RE)

Chairman Dimpfl stated that no one is here to speak on this variance. They still need an "okay" from their HOA. This will be tabled until the December meeting.

Findings:

Application # 6178 **TABLED**

Application # 6179 Steven Smith – Requesting two (2) area variances for a proposed detached garage at 5233 McKinley Pkwy (Zoned R1)

Steven Smith, property owner, spoke on this variance. 5233 McKinely is slightly less than 10 acres of property. It used to have a home on it. He purchased it from the estate. There are currently no structures on the property. He just got his building permit to build a new home on the property today. He believes the variance is needed because of the size of the garage. This garage would be used for vehicle storage, equipment for landscaping his property, and for storing items for outdoor fun. He has submitted three letters from the closest neighbors stating they understand what would be built and that they are okay with it. The neighbors are still quite a distance away because the property is set back hundreds of feet from Mckinley Pkwy. The home and garage would not be visible from Mckinley. Smith owns the immediate adjacent property at 5227 McKinley Pkwy.

Chairman Dimpfl clarified that the property is just under 10 acres. Smith stated yes. Chairman Dimpfl clarified that this would not be visible from Mckinley. Smith stated yes, it is far back and wooded. There is a clearing where the old home stood, but that is now demolished.

Two neighbors of Smith's appeared just to get more information about what was being built, but they had no objections.

The Board had no further questions.

Findings:

Ms. Falkiewicz made a motion, seconded by Ms. Mika, to approve Application # 6179.

Ms. Falkiewicz 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 considering the size of the lot is almost 10 acres

• 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 considering the size of the lot

• 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. Yoder, to approve the minutes of October 2026. All members voted in favor of the motion.

Ms. Falkiewicz made a motion, seconded by Ms. Mika, to adjourn the meeting. All members voted in favor of the motion.

The meeting was adjourned at 7:14 PM.

Respectfully submitted,
Laura Hahn, Secretary
Board of Zoning Appeals
Date: November 19, 2026