



**WEST SENECA
ZONING BOARD OF APPEALS**
1300 Union Road, West Seneca, NY 14224
6:00 PM in the Community Center
March 25, 2026

AGENDA

Meeting # 2026-03

CALL TO ORDER

OPENING OF PUBLIC HEARING

APPROVAL OF PROOFS OF PUBLICATION

APPROVAL OF MINUTES

1. Minutes of Meeting #2026-01 & #2026-02

OLD BUSINESS

2024-043

Request of Dave Sutton of Sutton Architecture for property located at 555 Orchard Park Road for a variance to allow live music on the property (live music not permitted).

2025-047

Request of Anthony Nieves Garcia for property located at 137 Fernald Avenue to allow construction of a fence 4' in height in the front yard with a 25' projection (maximum projection 10' allowed).

NEW BUSINESS

2026-003

Request of Brianne Zhang for property located at 2806 Seneca Street for a variance 120-29(a) requesting 18 dwelling units (5 dwelling units permitted) and 120-41 (d)(1) requesting 31 parking spaces (41 spaces required).

2026-004

Request of Richard Eppolito for property located at 247 Elmsford Drive to allow for installation of a standby generator in front yard 23.06' from property line (minimum front yard installation 30.0')

2026-005

Request of Susan Burton for property located at 41 Iris Ave to allow construction of a fence 6' in side yard (maximum height in side yard 4' allowed)

ADJOURN

Future meetings are held the fourth Wednesday of the month at 6:00 pm