

**Village of East Aurora Zoning Board of Appeals**  
**Thursday, December 11, 2025 6:00 p.m.**

Introduction of Zoning Board Members'  
Approval of Minutes - **November 20, 2025**

Chair  
Chair

- **634 Main Street – Ken Scibetta, awning sign** - Section §285-44.7B(1)

Requirements: No user shall have more than two sign types.

Requested: Third sign on awning

Variance: Third sign on awning

- Section §285- 44.9, Table 44.9F Awning Signs

Requirements: Maximum height of 6"

Requested: Awning sign height of 42"

Variance: 36"

- Section §285- 44.9, Table 44.9F Awning Signs, footnote 1

Requirements: Sign shall only be permitted on the bottommost edge of the canvas, fabric, or other material to which it is applied, often referred to as the valance.

Requested: Awning sign located on the body of the awning

Variance: Awning sign located on the body of the awning

- **330 Parkdale Avenue – Leo and Cheryl Ferrante, fence** - Section §285-30.3A(2) Fences

Requirements: Fences shall be permitted in all districts, provided the height of a fence does not exceed four feet where located to the side or in front of the main residence.

Requested: 6'-2" (top of the arch) high fence installed 21" in front of the rear-most wall of the dwelling, extending from the dwelling to the west property line, and then along the -west property line for a total length of west property line and then along the west property line for a total length of 7'-9".

Variance: 2'-2"

- Section §285-30.3A(1) Fences

Required: Fences shall be permitted in all districts, provided the height of a fence does not exceed six feet where located behind the rear wall of the dwelling.

Requested: 6'-2" high (top of the arch) for approximately 46'-9" linear feet along the west property line.

Variance: 2"

- **155 Olean Street – John Lyons, fence** – Section/table §285-20.4 (LDR)

Requirements: Accessory structure (shed) shall be in a minimum of 5' (60") from the side property line.

Requested: Location of shed to be 4' from the north property line and 2.5' from the west property line.

Variance: 1' from the north property line and 2.5' from the west property line.

- **211 Hamlin Avenue – Scott Uebelhoer, addition**– Section §285-20.4-Residential District Lot & Yard; Table 20.4E – Side Yard

Requirements: Minimum 10' side yard

Requested: 6.8'

Variance: 3.2'

- **500 North Street – Mike Lukaszewski, garage** – Section §285-20.4, Table 20.4E

Requirements: residential use requires a 10' side yard setback.

Requested: An attached 1.5-car garage with a 5' setback

Variance: 5'

- **541 Girard Avenue – Courtney Carter, fence** - Section §285-30.3A(2) Fences

Requirements: Fences shall be permitted in all districts, provided the height of a fence does not exceed four feet where located to the side or in front of the main building.

Requested: A fence with a height of 6.47' for 2 lin ft, and 6.2' for 38.5 lin ft.

Variance: 2.47' for 2 lin ft and .2' for 38.5 lin ft.

Introduction	Chair	Appellant Presentation	
Notice of Appearances for Each Hearing	Chair/CEO	Appearance Comments	
Reading of the Denial Letter	CEO	Board Deliberations	Chair
Reading of the Appeal Letter	CEO	Presentation of Board Findings	Chair
Other Communications	CEO		

Jennifer Schamberger – Chair  
 Tony Hoffman – Member  
 Gary Kimmel-Hurt – Member  
 Alania Smith – Member  
 Susan Russell - Member

Rod Simeone – Member  
 Molly Flynn – Liaison  
 Liz Cassidy/ Rich Miga – CEO  
 Chris Trapp – Village Attorney  
 Joe Trapp – Deputy Village Attorney