

**Village of East Aurora Zoning Board of Appeals**  
**Thursday, February 12, 2026 6:00 p.m.**

Introduction of Zoning Board Members' Chair  
 Approval of Minutes - **January 8, 2026** Chair

- **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'
- **48-50 Elmwood Avenue – Colleen O'Connor, Article 56**  
 It is an existing non-conforming with two dwellings on the same property. The front dwelling is a three-family dwelling and the rear dwelling is a single-family dwelling. The applicant is seeking a use variance from the Village Code under Article 56 to enclose the exterior stair on the south side of the rear non-conforming dwelling, rebuild a two-story section, labeled the "east wing" on the drawings, and convert the first floor to habitable space.
- **47 Elm Street – Roger Andrews – Section §285-21.4-Commercial Lot & Yard Requirements**  
***Tabled variance request ZBA meeting 1/8/26***  
 Table 21.4E -Side Yard:  
     Requirements: Minimum 10' (nonresidential use)  
     Requested: 1.5' (west)  
     Variance: 8.5'  
***Reviewed variance requests and approved with condition on ZBA meeting 1/8/26***  
 Table 21.4E – Side Yard:  
     Requirements: Minimum 10' side yard (nonresidential use)  
     Requested: 1.72' (northeast side of building)  
     Variance: 8.28'  
 Table 21.5A – Building Height:  
     Requirements: Maximum height of 40' (nonresidential)  
     Requested: 65.5' (stair tower)  
     Variance: 25.5'  
 Section §285-30.8E-Projection into yards:  
     Requirements: 5' Unenclosed steps not extending above the floor level of the first story, provided such steps are at least five (5) feet from any lot line.  
     Requested: 3.41'  
     Variance: 1.59'

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