

Village of East Aurora Zoning Board of Appeals
Thursday, September 10, 2026 6:00 p.m.

Introduction of Zoning Board Members

Chair

Approval of Minutes - August 13, 2026

Chair

- **47 Elm Street – Roger Andrews, Sestor Properties, Inc** – Use Variance Section §285-21.43 - Commercial District Use
Lists and Table 285-21.43, footnote 2
Required: Retail stores or personal service establishments are 'permitted as-of-right', provided the use occupies an existing building footprint of no more than 5,000 sq. ft.
Requested: To construct a new 4,473 sq. ft. two-story retail building.
Variance: To construct a new 4,473 sq. ft. two-story retail building.
- Section §285-1.4-Commercial Lot & Yard Requirements; Table 21.4E - Side Yard
Required: Minimum 10 '(nonresidential use)
Requested: 1.28' (southwest corner of the proposed building)
Variance: 8.72'
- Section §285-30.8E-Projection into yards
Required: 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: .5' (east building entry)
Variance: 4.5'
- **285 Main Street – Ryan Kiely, Flexlume, WNY Dental sign** - Section §285-44.7A: Ground Signs
Requirements: Maximum area of 16 square feet. Note: Village Code 285-44.3A(l) states, "the area of a sign shall be computed by means of encapsulating the entirety of the sign to include any material, backdrop, or structure on which it is placed, with the single smallest geometric shape or combination thereof"
Requested: Main sign area of 5'-10"x 2'-10.5" (16.77 sq. ft.) and a banner sign area of 5'-10"x 8" (3.88 sq. ft.) for a total area of 20.65 sq. ft.
Variance: 3' – 5"
- **270 Quaker Road – Sean Hopkins, 260 Quaker Road LLC – Section §285-20.4A**-Minimum Lot Size for multi-family dwelling
Required: 118 dwelling units (DU) at 5,000 sq. ft. per DU for a total of 590,000 sq. ft.
Requested: 481,642.92 sq. ft. Variance: 108,357.08 sq. ft.
- **Section §285-20.4A**-Maximum Front Yard for Residential Uses
Required: Maximum of 60' Requested: 623. 75' Variance: 563.75'
- **Section §285-20.4A**-Front Yard Accessory use/structure
Required: No accessory use/structure in the front yard.
Requested: Front yard accessory structure (6-car garage) to be located 61.04' from the north front property line in the northwest portion of the property.
Variance: Front yard accessory structure (6-car garage) to be located 61.04' from the north front property line in the northwest portion of the property.
- **Section §285-20.5B** - Maximum Lot Coverage, including impervious surfaces and structures.
Required: 35% Requested: 48.9% Variance: 14.9%
- **Section §285-44.9A**-Ground signs size Required: 6 sq. ft. Requested: 32 sq. ft. Variance: 26 sq. ft.
- **Section §285-44.6H** - Prohibited signs and **§285-44.9A**- Ground signs
Required: No Internally Illuminated signs Requested: Internally Illuminated ground sign Variance: Internally Illuminated ground sign
- **Section §285-44.9A** footnote #1 -Ground signs
Required: Signs shall be so located so that the sign face is parallel to the street.
Requested: Orientation to be perpendicular to the street. Variance: Orientation to be perpendicular to the street

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

Tony Rosati – Member

Tim Bojanowski - Liaison

Liz Cassidy/ Rich Miga – CEO

Kevin Rautenstrauch – Village Attorney

Melanie Walker – Deputy Clerk