



716 937-6969 Ext.4  
Fax: 716-937-9587

**ZONING BOARD OF APPEALS**

ALDEN TOWN HALL  
3311 Wende Road  
Alden, New York 14004

**Town of Alden  
Zoning Board of Appeals**

**ZBA VARIANCE HEARING 21-09 MINUTES**

Date of Zoning Board of Appeals Meeting and Hearing: November 1, 2021  
Meeting called to order at 7:02 pm by Chairwoman Galbraith.

In attendance: Susanne Galbraith, Chairwoman	Paul Marzec, Applicant
Sarah Hinsken, Board Member	Max Marzec, Applicant family
Jeff Kurek, Board Member	Charles Acquisto, Neighbor
Mandy Szymanski, Board Member	Keith Vogt, Neighbor
Chris Whittingham, Board Member	
Susan Schumacher, Secretary	

Board Member Hinsken moved and Board Member Szymanski seconded the motion to open the hearing.

Applicant: Paul Marzec  
Address: 35 Two Rod Road, Alden NY 14004  
Type of Variance Requested: Area Variance  
Town Code: 365-11D(2)(a) – requires 100' frontage for buildable lot  
Description: Applicant requests to establish a buildable lot with less than 100' frontage as the result of a subdivision of lots.  
Property Tax Map: 129.00-2-5.221 and 129.00-2-5.212  
Street Location: Two Rod Road, Town of Alden  
Name of Property Owners: Paul D. and Anna J. Marzec

Paul Marzec stated that he is requesting a variance to allow for reduced frontage on a lot that will have access by the dead end of Parkwood Drive. He reviewed the current and requested subdivision maps of the properties involved. Charles Acquisto, a direct neighbor at the end of Parkwood asked if Mr. Marzec planned on keeping a tree line along the property line which is directly next to his property. Mr. Marzec advised that a line of trees would be maintained and discussed placement of the home. Board Member Whittingham asked what the time line would be for building on the property. Mr. Marzec advised it would be one to two years. Chairwoman Galbraith inquired regarding the distance from Mr. Acquisto' home to the property line. The answer was approximately twenty feet. Mr. Acquisto stated he was concerned with proper drainage and seeing the neighboring home if the variance was approved. Mr. Vogt, a neighbor from Two Rod Road stated he was not in favor of the variance being approved for general

