

**City of North Tonawanda  
BOARD OF APPEALS**

**Edward Smolinski  
Chairman  
Jacob Haacker  
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Scott Kuebler**

**c/o City Clerk's Office  
City Hall – 216 Payne Avenue  
North Tonawanda, NY 14120  
(716) 695-8000 ext.4  
Robert C. DePaolo, Building Inspector  
Donna L. Braun, City Clerk-Treasurer**

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**May 1, 2024**

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on **MONDAY, MAY 13, 2024 at 6:00PM** in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeal:

**OLD BUSINESS**

**#1.**

**AREA VARIANCE TO ERECT A 30' X 60' ACCESSORY STRUCTURE IN REAR YARD. EXISTING ATTACHED GARAGE IS APPROX. 200 SQ/FT. TOTAL STORAGE 1,800 SQ/FT. [§103-6 (A) (9) (e) PRIVATE GARAGES WITH A LIMIT OF 750 SQUARE FEET IN SIZE AND OF SIMILAR CONSTRUCTION STYLE AS THE SURROUNDING NEIGHBORHOOD].**

**Anthony Tasner  
455 Witmer Road  
North Tonawanda, NY 14120**

**Re: Area Variance to erect a 30' x 60' accessory garage in rear yard, located at 455 Witmer Road**

**NEW BUSINESS**

**#1.**

**AREA VARIANCE TO INSTALL A 22' X 24' DETACHED GARAGE LESS THAN 3 FEET FROM THE SIDE PROPERTY LINE. [§103-15C (4) (4c) THAT IN ANY DISTRICT, A SINGLE-STORY ACCESSORY BUILDING, 750 SQUARE FEET OR LESS IN AREA, WILL BE PERMITTED TO BE THREE FEET FROM ANY SIDE OR REAR LOT LINE].**

**Andrew Ward  
508 Bryant Street  
North Tonawanda, NY 14120**

**Re: Area Variance to erect a 22' x 24' detached garage less than 3 feet from side property line located at 508 Bryant Street**

**#2.**

**AREA VARIANCE TO INSTALL A 6' SOLID FENCE ALONG EAST PROPERTY LINE AND FORWARD OF PRINCIPAL STRUCTURE (24FT). [§103-15B (4) (b) NO MORE THAN FOUR FEET WHERE LOCATED IN FRONT OF THE PRINCIPAL BUILDING AND IN EXCESS OF 15 FEET FROM THE FRONT PROPERTY LINE AND NO MORE THAN THREE FEET WHERE LOCATED WITHIN 15 FEET OF THE FRONT PROPERTY LINE. NO SOLID-TYPE FENCE OR WALL SHALL BE PERMITTED IN ANY DISTRICT. ANY FENCE CONSTRUCTED IN THE FRONT YARD MUST BE LESS THAN 50% SOLID WITH NO LESS THAN 2 ¼ INCHES OF SPACE BETWEEN EACH PICKET].**

**Donald Rogers  
1299 Forbes Street  
North Tonawanda, NY 14120**

**Re: Area Variance to extend existing fence with a 6' solid fence along east property line, located at 1299 Forbes Street**

**#3.**

**AREA VARIANCE TO INSTALL APPROXIMATELY 65 LINEAR FEET OF 6' SOLID FENCE TO PARTIALLY ENCLOSE ADJACENT PARCEL. [§103-15B (4) FENCE INSTALLATION TO BE MADE WITHOUT THE REQUIRMENT FOR A PRINCIPAL STRUCTURE].**

**Pauline Niro  
1160 Master Street  
North Tonawanda, NY 14120**

**Re: Area Variance to install 6' feet of solid fence to enclose adjacent property, located at 1154 Master Street**

**#4.**

**AREA VARIANCE TO SUB-DIVIDE R1-R2 PARCEL INTO TWO SUB-STANDARD PARCELS. NEW PARCELS TO BE 57.5' X 116.95'. VARIANCES FOR LESS THAN REQUIRED FRONTAGE AND SQUARE FOOTAGE.**

**Vince Mangione  
865 Daigler Drive  
North Tonawanda, NY 14120**

**Re: Area Variance to sub-divide R1-2 parcel into two parcels less than required frontage and square footage, located at 882 Lee Avenue**

**The applications are available for public review during normal business hours at the City Clerk's Office.**

**Edward Smolinski  
Board of Appeals Chairman**

**Donna L. Braun  
City Clerk-Treasurer**

**Published May 4, 2024**

**NOTICE TO APPELANTS: Your attendance at this hearing, to clarify any questions the Zoning Board may have regarding your application, is required. A duly authorized representative who is familiar with details of your application is acceptable, if necessary.**