

**City of North Tonawanda  
BOARD OF APPEALS**

**Kenneth D. Braun**  
*Chairman*  
**Mitchell Dreier**  
**Jacob Haacker**  
**Donald Evans**  
**William Lewis**

c/o City Clerk's Office  
City Hall – 216 Payne Avenue  
North Tonawanda, NY 14120  
(716) 695-8555  
**Cosimo R. Capozzi, Building Inspector**  
**Daniel R. Quinn City Clerk-Treasurer**

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November 28, 2018

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on MONDAY, DECEMBER 10, 2018 at 6:00PM in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeals:

**NEW BUSINESS**

**#1**

**1 -AREA VARIANCE TO REMODEL AN EXISTING BUILDING WITH LESS THAN THE REQUIRED 120 PARKING SPACES. [§103-14 A (2) (f) A MINIMUM OF 1 PARKING SPACE PER 150 SQUARE FEET OF GROSS FLOOR SPACE, 18 SPACES PROVIDED].**

**2 - AREA VARIANCE TO REMODEL AN EXISTING BUILDING WITH LESS THAN THE REQUIRED GREEN SPACE. [§103-26 C (1) (a) REQUIRES A MINIMUM OF 25% LANDSCAPING].**

**3 - AREA VARIANCE TO REMODEL AN EXISTING BUILDING WITH LESS THAN THE 5% OF THE INTERIOR PARKING AREA DEVOTED TO LANDSCAPED AREA. [§103-26 C (1) (j)].**

**4 - AREA VARIANCE TO REMODEL AN EXISTING BUILDING WITH LESS THAN THE REQUIRED SHADING OF PARKING AREAS, WALKWAYS AND PEDESTRIAN ACCESS. [§103-26 C (1) (1) A MINIMUM OF 30% OF ALL PARKING AREAS, WALKWAYS AND PEDESTRIAN ACCESS MUST BE SHADED WITHIN 15 YEARS OF PLANTING].**

**Enterprise Lumber & Silo**  
**Joy Kuebler**  
**62 Webster Street**  
**North Tonawanda, NY 14120**

**Re: Area Variance for parking spaces,  
green space and landscaping for the  
reconstruction of 211 Main Street**

**#2**

**AREA VARIANCE TO ERECT A NEW 2 FAMILY DWELLING UNIT ON LOT WITH AN EXISTING 4 UNIT DWELLING. [§103-8 (C) (1) (b) 3000 SQUARE FEET OF LOT AREA REQUIRED PER DWELLING UNIT.] EXISTING LOT IS 12,000 SQUARE FEET. [§103-8 (D) (3) REAR YARD REQUIRED TO BE 25% OF LOT DEPTH]. NEW 2 FAMILY REAR YARD PROPOSED TO BE LESS THAN 25% OF LOT DEPTH.**

**Danielle Kubicki**  
**273 DiMatteo Drive**  
**North Tonawanda, NY 14120**

**Re: Area Variance to construct a new 2 unit  
dwelling on lot with an existing 4 unit  
dwelling located at 14 Seventeenth Ave.**

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

**Kenneth D. Braun  
Board of Appeals Chairman**

**Daniel R. Quinn  
City Clerk-Treasurer**

**Published December 1, 2018**

**NOTICE TO APPELLANTS: 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.**