





#2

AREA VARIANCE TO ERECT A NEW GARAGE, 24' X 40'. [§103-6 (A) (9) (e) PRIVATE GARAGES ARE LIMITED TO 750 SQUARE FEET.] PROPOSED GARAGE WILL BE 960 SQUARE FEET.

Pavel Osiyuk  
434 Old Falls Blvd.  
North Tonawanda, NY 14120

Re: Area Variance to erect a 24' x 40' new garage at 434 Old Falls Blvd.

At this time the Chairman asked if anyone wanted to speak for or against the requested variance.

There were no speakers for or against the requested area variance.

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MOVED by Commissioner Haacker      SECONDED by Commissioner Evans  
That the Zoning Board of Appeals hereby finds that there will be no significant environmental impact and as such declares a Negative Declaration on the SEQR, except with a change to #2 to No, #5a to No, #5b to No an acre and #14a to Suburban.  
Ayes: Commissioner Dreier, Evans, Haacker, Braun (4)  
Nays: None (0)  
CARRIED.

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MOVED by Commissioner Dreier      SECONDED by Commissioner Haacker  
That the Zoning Board of Appeals hereby approves the area variance to Pavel Osiyuk, 434 Old Falls Blvd. for an area variance to erect a 24' x 40' single story garage. The request will not change the character of the neighborhood, there was not an alternate solution, the request was not substantial, the request will not have an adverse effect on the physical or environmental conditions of the neighborhood and the alleged difficulty was not self-created.  
Ayes: Commissioner Dreier, Evans, Haacker, Braun (4)  
Nays: None (0)  
CARRIED.

#3

AREA VARIANCE TO CONSTRUCT A NEW 24' X 24' SINGLE STORY DETACHED GARAGE AT REAR YARD IN ADDITION TO EXISTING 320 SQUARE FOOT GARAGE. [§103-6 A (9) (e) PRIVATE GARAGES NOT PERMITTED TO EXCEED 750 SQUARE FEET.]

Robert Suhina  
1751 Linden Avenue  
North Tonawanda, NY 14120

Re: Area Variance to construct a new 24'x 24' garage in addition to existing garage in rear yard located at 1751 Linden Avenue

At this time the Chairman asked if anyone wanted to speak for or against the requested variance.

There were no speakers for or against the requested area variance.

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MOVED by Commissioner Haacker      SECONDED by Commissioner Dreier  
That the Zoning Board of Appeals hereby finds that there will be no significant environmental impact and as such declares a Negative Declaration on the SEQR, except with a change to #17b to No.  
Ayes: Commissioner Dreier, Evans, Haacker, Braun (4)  
Nays: None (0)  
CARRIED.

**MOVED** by Commissioner Dreier      **SECONDED** by Commissioner Haacker  
 That the Zoning Board of Appeals hereby approves the area variance to Robert Suhina, 1751 Linden Avenue, to construct a 24' x 24' new single story garage on said property after the 2 older sheds are removed. The request will not change the character of the neighborhood, there was not an alternate solution, the request was not substantial, the request will not have an adverse effect on the physical or environmental conditions of the neighborhood and the alleged difficulty was not self-created.

Ayes: Commissioner Dreier, Evans, Haacker, Braun (4)  
 Nays: None (0)  
**CARRIED.**

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#4

**AREA VARIANCE TO CONSTRUCT A 768 SQUARE FOOT TWO STORY DETACHED GARAGE. [§103-6 A (9) (e) PRIVATE GARAGES NOT PERMITTED TO EXCEED 750 SQUARE FEET IN ANY RESIDENTIAL ZONE.]**

Sean Mulligan  
 1199 Nash Road  
 North Tonawanda, NY 14120

Re: Area Variance to construct a 768 Sq. Ft.  
 two story detached garage at 1199 Nash  
 Road

At this time the Chairman asked if anyone wanted to speak for or against the requested variance.

There were no speakers for or against the requested area variance.

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**MOVED** by Commissioner Haacker      **SECONDED** by Commissioner Evans  
 That the Zoning Board of Appeals hereby makes no decision on the SEQR and tables the aforementioned request for additional information and a corium.

Ayes: Commissioner Dreier, Evans, Haacker, Braun (4)  
 Nays: None (0)  
**CARRIED.**

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#5

**AREA VARIANCE TO ERECT A 4' PICKET FENCE IN FRONT AND RIGHT SIDE OF PROPERTY. [§103-15B (4) (b) FENCE HEIGHT CANNOT EXCEED THREE (3) FEET IN HEIGHT WHEN LOCATED WITHIN FIFTEEN (15) FEET OF THE FRONT PROPERTY LINE.]**

Aaron Cicali  
 55 Riverview Avenue  
 North Tonawanda, NY 14120

Re: Area Variance to erect a 4' picket fence in  
 front and right side of property located at  
 55 Riverview Avenue

At this time the Chairman asked if anyone wanted to speak for or against the requested variance.

There were no speakers for or against the requested area variance.

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**MOVED** by Commissioner Haacker      **SECONDED** by Commissioner Dreier  
 That the Zoning Board of Appeals hereby makes no decision on the SEQR and tables the aforementioned request to send out to the Niagara County Planning Board for their non-binding recommendation.

Ayes: Commissioner Dreier, Evans, Haacker, Braun (4)  
 Nays: None (0)  
**CARRIED.**

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**ADJOURNMENT**

**MOVED by Commissioner Evans      SECONDED by Commissioner Dreier  
That the meeting of the Zoning Board of Appeals be adjourned.  
CARRIED.**

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**Time Adjourned: 7:29 P.M.  
Next Regular Meeting: July 17, 6:00 P.M.**

**Respectfully submitted,**

A handwritten signature in cursive script, appearing to read "Daniel R. Quinn".

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