





**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 #5a to No, #5b to No, #6a to No and #17 to No.**

**Ayes: Commissioner Dreier, Evans, Haacker, Lemke, Braun      (5)**

**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 Michael Scheifla, 1210 Ruie Road, for a fence. The Board approved the plans that applicant submitted on the night of the meeting, 15' from pivot point of the property line, 6' along driveway, 7' along sidewalk to equal 15' cutback. 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, Lemke, Braun      (5)**

**Nays: None      (0)**

**CARRIED.**

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**#2**

**AREA VARIANCE TO REQUEST 2 PARKING SPACES IN REQUIRED FRONT YARD. [§103-14B (1) (e) IN ANY R DISTRICT, NO PARKING SPACE SHALL BE PROVIDED IN A REQUIRED FRONT YARD.]**

**Eric Winstanley  
 861 Orchard Pl.  
 Lewiston, NY 14192**

**Re: Area Variance to request 2 parking spaces in front yard of property located at 364 Tremont Street**

**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 Braun      SECONDED by Commissioner Haacker**  
**That the Zoning Board of Appeals hereby makes no decision on the SEQR and tables the aforementioned request so applicant can talk with the City Engineer.**

**Ayes: Commissioner Dreier, Evans, Haacker, Lemke, Braun      (5)**

**Nays: None      (0)**

**CARRIED.**

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**#3**

**AREA VARIANCE TO ERECT A 2' X 24' GARAGE ADDITION, APPROX. ONE FOOT FROM PROPERTY LINE, WHICH WILL BE CLOSE TO ORIGINAL LOCATION OF PREVIOUS GARAGE. [§103-15 (C) (4) (c) (4c) SINGLE STORY ACCESSORY BUILDING MUST BE A MINIMUM OF THREE (3) FEET FROM PROPERTY LINE.**

**David Bartel  
 66 Rumbold Avenue  
 North Tonawanda, NY 14120**

**Re: Area Variance to erect a 2' x 24' garage addition approx. 1' from property line at 66 Rumbold 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 Lemke  
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 #3a to less than 3 acres, #5a to No, #5b to No, #17 to No and #17b to No.

Ayes: Commissioner Dreier, Evans, Haacker, Lemke, Braun (5)

Nays: None (0)

**CARRIED.**

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**MOVED** by Commissioner Haacker      **SECONDED** by Commissioner Dreier  
That the Zoning Board of Appeals hereby made it show on record that the area variance is for a 2' x 24' addition to the garage located at 66 Rumbold Avenue, and approves the addition of 2' to side of garage 1' from property line. 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, Lemke Braun (5)

Nays: None (0)

**CARRIED.**

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#4

**AREA VARIANCE TO ERECT A 6 FT. PRIVACY FENCE IN SIDE YARD ALONG VANDERBILT AVENUE. [§103-15 (C)(1)(b) NO FENCE CAN BE WITHIN 15 FEET OF THE SIDE PROPERTY LINE ON A CORNER LOT.**

Tom Waliszewski  
1440 Westwood Drive  
North Tonawanda, NY 14120

Re: Area Variance to erect a 6ft. privacy fence in side yard along Vanderbilt located at 1440 Westwood Drive

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 #1 to No, #2 to No, #3a to less than 3 acres, #5a to No, #5b to No, and #14 to Suburban.

Ayes: Commissioner Dreier, Evans, Haacker, Lemke, Braun (5)

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 Tom Waliszewski, 1440 Westwood Drive, to extend a fence from angle of property line on Vanderbilt to 2' from sidewalk up to front of garage maintaining the 45° angle in back. 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, Lemke Braun (5)

Nays: None (0)

**CARRIED.**

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**ADJOURNMENT**

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

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**Time Adjourned: 7:14 P.M.  
Next Regular Meeting: August 14, 6:00 P.M.**

**Respectfully submitted,**

A handwritten signature in cursive script, appearing to read "Dan R Quinn", written in dark ink.

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