

BOARD OF APPEALS

Regular Session

North Tonawanda, New York 14120

Monday, July 9, 2018

5:58 P.M.

THE REGULAR SESSION OF THE BOARD OF APPEALS WAS CALLED TO ORDER BY CHAIRMAN BRAUN.

ROLL CALL

**Present: Chairman Braun
Commissioner Dreier, Evans, Lewis**

**Absent: Asst. City Attorney Nick Robinson,
Commissioner Haacker**

Also Present: Building Inspector Cosimo Capozzi

APPROVAL OF THE MINUTES OF THE REGULAR SESSION JUNE 11, 2018

**MOVED by Commissioner Lewis SECONDED by Commissioner Evans
That the minutes of the regular session held June 11, 2018 be approved as circulated
and filed in the office of the City Clerk-Treasurer.**

Ayes: Commissioner Dreier, Evans, Lewis, Braun (4)

Nays: None (0)

CARRIED.

PROOF OF PUBLICATION PUBLISHED JUNE 2, 2018

**MOVED by Commissioner Evans SECONDED by Commissioner Lewis
That the proof of publication presented by the Clerk of the Board of Appeals of the
notice of a public hearing of the various appeals filed with and to be presented at the
regular session of the Board of Appeals, which was published June 2, 2018 be
received and filed.**

Ayes: Commissioner Dreier, Evans, Lewis, Braun (4)

Nays: None (0)

CARRIED.

NEW BUSINESS

#1

**AREA VARIANCE TO CONSTRUCT A NEW 24' X 24' SINGLE STORY
DETACHED GARAGE. [§103-6 A (9) (9e) ACCESSORY STRUCTURES NOT
PERMITTED TO EXCEED 750 SQUARE FEET.]**

**Robert Stefanski
1597 Ruie Road
North Tonawanda, NY 14120**

**Re: Area Variance to construct a 24' x
24' single story detached garage on
property located at 1597 Ruie Rd**

**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.

MOVED by Commissioner Dreier **SECONDED** by Commissioner Braun
That the Zoning Board of Appeals hereby officially designates themselves as lead agency for said SEQR for area variance at 1597 Ruie Road, and will notify other agencies involved.

Ayes: Commissioner Dreier, Evans, Lewis, Braun (4)

Nays: None (0)

CARRIED.

MOVED by Commissioner Evans **SECONDED** by Commissioner Dreier
That the Zoning Board of Appeals finds that there will be no significant environmental impact and as such declares a Negative Declaration on the SEQR.

Ayes: Commissioner Dreier, Evans, Lewis, Braun (4)

Nays: None (0)

CARRIED.

MOVED by Commissioner Dreier **SECONDED** by Commissioner Lewis
That the Zoning Board of Appeals hereby approves the area variance to Robert Stefanski, 1597 Ruie Road, for a 24' x 20' addition to rear of existing garage for personal use and storage only. The request did not change the character of the neighborhood, there was not an alternate solution. The request was not substantial and 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, Lewis, Braun (4)

Nays: None (0)

CARRIED.

ADJOURNMENT

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

CARRIED.

Time Adjourned: 6:10 P.M.

Next Regular Meeting: August 13, 2018 at 6:00 P.M.

Respectfully submitted,



Daniel R. Quinn
City Clerk-Treasurer