

BOARD OF APPEALS

Regular Session

North Tonawanda, New York 14120

Monday, January 15, 2018

6:05P.M.

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

ROLL CALL

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

Absent: None

Also Present: Assistant City Attorney Nick Robinson
Building Inspector Cosimo Capozzi

APPROVAL OF THE MINUTES OF THE REGULAR SESSION DECEMBER 11, 2017

MOVED by Commissioner Haacker SECONDED by Commissioner Evans
That the minutes of the regular session held December 11, 2017 be approved as circulated and filed in the office of the City Clerk-Treasurer.

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

Nays: None (0)

CARRIED.

PROOF OF PUBLICATION PUBLISHED DECEMBER 2, 2017

MOVED by Commissioner Dreier SECONDED by Commissioner Haacker
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 December 2, 2017 be received and filed.

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

Nays: None (0)

CARRIED.

NEW BUSINESS

#1

AREA VARIANCE TO ERECT APPROXIMETLY 95 L.F. OF 6 FOOT HIGH PRIVACY FENCE ALONG OAKDALE DRIVE. [§103-15 (C) (1) (b) WHERE THE REAR YARD OF A CORNER LOT IN AN R DISTRICT LOT LINE ABUTS A SIDE LOT LINE OF AN ADJACENT LOT IN ANY R DISTRICT, THE REQUIRD SIDE YARD ON THE STREET SIDE OF SUCH CORNER LOT SHALL EQUAL 60% OF THE REQUIRED FRONT YARD OF SAID ADJACENT LOT, AND NO FENCE ON SUCH CORNER LOT SHALL PROJECT BEYOND THE REQUIRED FRONT YARD.]

Ryan J. Patterson
230 Ward Road
North Tonawanda, NY 14120

**Re: Area Variance to install 95' of
6' high privacy fence along side
yard of property located at
230 Ward 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.

MOVED by Commissioner Haacker **SECONDED** by Commissioner Evans
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, with a change to #5a from a Yes to a No, 5b from a N/A to No, #9 from N/A to No, and #14 to Suburban.

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

Nays: None (0)

CARRIED.

MOVED by Commissioner Dreier **SECONDED** by Commissioner Haacker

That the Zoning Board of Appeals approves the area variance to install a 95' of 6' high privacy fence along side yard of property located at 230 Ward Road with the condition that the bushes and corner tree are removed, the fence follows the existing chain link fence, it starts at the back corner of the house, you have a 15' set back creating a 45° angle at the neighbor's driveway, and the fence is located 2' from the sidewalk.

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

Nays: None (0)

CARRIED.

ADJOURNMENT

MOVED by Commissioner Dreier **SECONDED** by Commissioner Evans

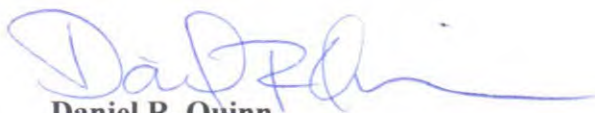
That the meeting of the Zoning Board of Appeals be adjourned.

CARRIED.

Time Adjourned: 6:13 P.M.

Next Regular Meeting: February 12, 2018 at 6:00 P.M.

Respectfully submitted,



Daniel R. Quinn
City Clerk-Treasurer