

**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
Donna L. Braun City Clerk-Treasurer

November 4, 2020

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on MONDAY, NOVEMBER 16, 2020 at 6:00PM in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeals:

***Due to the COVID-19 (Coronavirus) the meeting will ONLY be open to applicants.**

OLD BUSINESS

#1.

AREA VARIANCE TO INSTALL A 3' 11" WIDE X 13' 6" HIGH POLE SIGN LESS THAN THE REQUIRED FRONT SET BACK AND HAVING THE LOWEST POINT OF THE SIGN LESS THAN 8' FROM FINISH GRADE. [§103-9A 12 (c) POLE SIGN NOT TO BE LESS THAN 8' FROM FINISH GRADE]. [§102-15 A (5)(a) SIGNS NOT PERMITTED TO BE LESS THAN 25' REQUIRED FRONT SET BACK FOR M&T BANK].

**M&T Bank
943 Payne Avenue
North Tonawanda, NY 14120**

**- Re: Area Variance install a 3' 11" wide by
13' 6" pole sign located at 943 Payne
Avenue**

**Ulrich Sign Co. Inc.
177 Oakhurst Street
Lockport, NY 14094**

NEW BUSINESS

#1.

AREA VARIANCE ERECT 4' PICKET STYLE FENCE IN FRONT YARD. [§103-15B (4)(b) FENCES CANNOT EXCEED FOUR (4) FEET WHERE LOCATED IN FRONT OF THE PRINCIPAL BUILDING AND IN EXCESS OF 15 FEET FROM THE FRONT PROPERTY LINE AND NO MORE THAN 3 FEET WHERE LOCATED WITHIN 15 FEET OF THE FRONT PROPERTY LINE. ANY FENCE CONSTRUCTED IN THE FRONT YARD MUST BE LESS THAN 50% SOLID WITH NO LESS THAN 2 ¼ INCHES OF SPACE BETWEEN EACH PICKET OR, UPON THE APPROVAL OF THE BOARD OF APPEALS, SUBJECT TO CONFORMANCE WITH THE CORNER VISIBILITY PROVISIONS ESTABLISHED UNDER THIS SECTION].

Vincent J. Kalota
139 Eleventh Avenue
North Tonawanda, NY 14120

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Re: Area Variance to erect a 4' picket style
fence in front yard located at 139
11th Avenue

#2a.

AREA VARIANCE TO CONVERT AN EXISTING SCHOOL INTO 87 APARTMENTS WITH LESS THAN THE REQUIRED LOT SIZE. [§108 C (1) (b) MINIMUM OF 3,000 SQ. FT. OF LOT PER DWELLING UNIT REQUIRED].

#2b.

USE VARIANCE FOR APPROVAL TO USE AN EXISTING THEATER IN AN R-2 ZONING DISTRICT. [§103-8 GENERAL RESIDENTIAL DISTRICT DOES NOT PERMIT THE USE OF THEATERS IN AN R-2 ZONING DISTRICT – SAID USE FIRST PERMITTED IN §103-11 C-2 GENERAL COMMERCIAL ZONING DISTRICT].

Rochester Cornerstone Group, Inc. -
460 White Spruce Blvd.
Rochester, NY 14623

Re: Area Variance to convert an existing
school into 87 apartments located at
621 Payne Avenue

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

Kenneth D. Braun
Board of Appeals Chairman

Donna L. Braun
City Clerk-Treasurer

Published November 7, 2020

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.