

**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  
Robert C. DePaolo, Building Inspector  
Donna L. Braun, City Clerk-Treasurer**

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**October 6, 2021**

The Board of Appeals of the City of North Tonawanda, New York will hold a Special Session Public Hearing on MONDAY, OCTOBER 18, 2021 at 6:00pm in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeals:

**NEW BUSINESS**

**#1.**

**SPECIAL USE PERMIT TO PROVIDE DRIVE THROUGH WINDOWS TO SERVE FOOD AND BEVERAGE FOR TWO ON SITE RESTAURANTS. [§103-10 A (3) NO FOOD OR DRINK SHALL BE DISPENSED TO CUSTOMERS OUTSIDE THE BUILDING OR BY CURB SERVICE].**

**Wheatfield Niagara Holding  
Vince Mangione  
865 Daigler Drive  
North Tonawanda, NY 14120**

**Re: Special Use Permit to provide drive through windows to serve food and beverage for two on site restaurants located at 866 Niagara Falls Blvd.**

**#2.**

**AREA VARIANCE TO INSTALL A 6' SOLID FENCE IN FRONT AND SIDE YARD 20' FROM FRONT PROPERTY LINE AND FORWARD OF DWELLING. [§103-15 B (4) (b) NO MORE THAN 4' WHEN LOCATED IN FRONT OF THE PRINCIPAL BUILDING. NO SOLID-TYPE FENCE OR WALL SHALL BE PERMITTED IN ANY DISTRICT. ANY FENCE IN THE FRONT YARD MUST BE LESS THAN 50% SOLID WITH NO LESS THAN 2.25 INCHES BETWEEN PICKETS].**

**Ethan Duthe  
721 Payne Avenue  
North Tonawanda, NY 14120**

**Re: Area Variance to install a 6' solid fence in front and side yard 20' from front property line, located at 721 Payne Avenue**

**#3.**

**AREA VARIANCE TO CONSTRUCT A 30' X 30' SINGLE STORY DETACHED GARAGE. [§103-6 (A) (9) (e) PRIVATE GARAGES NOT PERMITTED TO EXCEED 750 SQ. FT.]**

**Jonathan Zellner  
96 Ironton Street  
North Tonawanda, NY 14120**

**Re: Area Variance to construct a single  
story 30' x 30' detached garage  
located at 96 Ironton Street**

**#4.**

**AREA VARIANCE TO INSTALL SIX-FOOT CHAIN-LINK FENCE ALONG WEST PROPERTY LINE ENDING APPROX. 8 FEET FROM SIDEWALK (MATCH ADJACENT BUILDING SETBACK). [§103-15 B (4) (b) NO MORE THAN FOUR FEET WHERE LOCATED IN FRONT OF THE PRINCIPAL BUILDING AND IN EXCESS OF 15 FEET FROM THE FRONT PROPERTY.]**

**Sean Brennan  
218 Walter Drive  
North Tonawanda, NY 14120**

**Re: Area Variance to install six-foot chain  
link fence along west property line  
ending approx. 8 from sidewalk,  
located at 1491 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 October 9, 2021**

**NOTICE TO APPELANTS: 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.**