

**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**

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**July 28, 2021**

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on MONDAY, AUGUST 9, 2021 at 6:00PM in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeals:

**OLD BUSINESS**

**#1.**

**USE VARIANCE TO CONVERT PART OF AN EXISTING BUILDING INTO AN ICE CREAM SHOP. [§108-8 (A) GENERAL RESIDENTIAL DISTRICT. PROPOSED USE IS NOT PERMITTED IN AN R-2 DISTRICT].**

**David Kelly**  
**849 Oliver Street**  
**North Tonawanda, NY 14120**

**Re: Use Variance to convert an existing building into an ice cream shop, located at 108 12<sup>th</sup> Avenue**

**#2.**

**AREA VARIANCE TO CONSTRUCT A NEW 30' X 40' SINGLE STORY POLE BARN @ REAR YARD. [§103-6 (A) (9) (e) PRIVATE GARAGES NOT PERMITTED TO EXCEED 750 SQ. FT. IN SIZE].**

**Daniel Zatkos**  
**134 Forbes Terrace**  
**North Tonawanda, NY 14120**

**Re: Area Variance to construct a 30' x 40' pole barn in rear yard, located at 134 Forbes Terrace**

**#3.**

**AREA VARIANCE TO ERECT A STRUCTURE AT LESS THAN THE REQUIRED REAR SETBACK. [§103-12 (D) REQUIRED YARDS, (3) (a) REAR YARD DEPTH. MINIMUM REAR YARD DEPTH IS 25 FEET.]**

**Bogart-Sinatra Development**  
**165 Stahl Road**  
**Getzville, NY 14068**

**Re: Area Variance to erect a structure less than the required rear setback, located at 428 Zimmerman Street**

**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 July 31, 2021**

**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.**