

City of North Tonawanda BOARD OF APPEALS

Edward Smolinski
Chairman
Jacob Haacker
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c/o City Clerk's Office
City Hall – 216 Payne Avenue
North Tonawanda, NY 14120
(716) 695-8000 ext.4
Robert C. DePaolo, Building Inspector
Donna L. Braun, City Clerk-Treasurer

October 8, 2025

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on **MONDAY, OCTOBER 20, 2025 at 6:00PM** in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeal:

NEW BUSINESS

#1.

USE VARIANCE TO TURN GARAGE BAYS INTO AN INDOOR GOLF SIMULATOR. [§103-11A (2) (d) AMUSEMENT ENTERPRISES, AMUSEMENT CENTERS, AS DEFINED IN §12-1 OF THE NORTH TONAWANDA CITY CODE, THEATERS, BILLIARD OR POOL HALLS, BOWLING ALLEYS, SKATING RINKS, OR DANCE HALL].

Michael Gersitz
98 Miller Street
North Tonawanda, NY 14120

Re: Use Variance to turn existing garage bays
into an indoor Golf Simulator, located at
1352 Payne Avenue

#2.

AREA VARIANCE TO INSTALL A 20' 5" TALL X 118" WIDE PYLON SIGN WITH AN ELECTRONIC MESSAGE CENTER. [§103-14 4E (11)(h) [3] PROHIBITED SIGN ILLUMINATION. BLINKING, FLASHING, CHASING, AND BARE-BULB SOURCES OF SIGN ILLUMINATION ARE PROHIBITED LIGHT EMITTING DIODE (LED) ILLUMINATION IS PROHIBITED.] [§103-14.4(11) (i) ELECTRONIC MESSAGE DISPLAYS. ELECTRONIC MESSAGE DISPLAYS ARE PROHIBITED. THIS INCLUDES ALL TYPES OF ELECTRONIC MESSAGE DISPLAY, INCLUDE STATIC DISPLAY, MOVING OR TRAVELING TEXT, SCROLLING, VIDEO, OR ANY ANIMATED CONTENT. THIS PROVISION DOES NOT PROHIBIT LED BULBS WITHIN NONELECTRONIC MESSAGE DISPLAYS]. PYLON SIGNS ARE PROHIBITED BY EXCLUSION IN THE DOWNTOWN DISTRICT.

Cornerstone Community FCU
c/o Ulrich Sign Co., Inc.
177 Oakhurst St.
Lockport, NY 14094

Re: Area Variance to install a 20' 5" tall x 118"
wide pylon sign to replace existing sign,
located at 105 Main Street

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

Edward Smolinski
Board of Appeals Chairman

Donna L. Braun
City Clerk-Treasurer

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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.