

**City of North Tonawanda  
BOARD OF APPEALS**

Edward Smolinski  
Chairman  
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Katelyn Wistner  
Scott Kuebler

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

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January 29, 2025

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on **MONDAY, FEBRUARY 10, 2025 at 6:00PM** in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeal:

**OLD BUSINESS**

#1.

**USE VARIANCE TO ALLOW THE OPERATION OF A RETAIL STORE IN AN R-C DISTRICT. [§103-10 C-1 A(2) RETAIL STORES AND PERSONAL SERVICE ESTABLISHMENTS].**

Sherry Waild  
1728 Linden Avenue  
North Tonawanda, NY 14120

**Re: Use Variance to operate a retail store in an R-C District, located at 135 Division Street**

#2.

**AREA VARIANCE TO ERECT A 1,500 SQUARE FOOT ADDITION TO EXISTING STORAGE BUILDING. EXISTING STORAGE SQ/FT IS 2,400. [§103-6A (9) (e) PRIVATE GARAGES WITH A LIMIT OF 750 SQUARE FEET IN SIZE AND OF SIMILAR CONSTRUCTION STYLE AS THE SURROUNDING NEIGHBORHOOD].**

Jeffrey Zellner  
537 Witmer Road  
North Tonawanda, NY 14120

**Re: Area Variance to erect a 1,500 sq/ft addition to an existing 2,400 sq/ft storage building, located at 537 Witmer Road**

**NEW BUSINESS**

#1.

**AREA VARIANCE TO ERECT A 30' X 40' (1,200 SQ/FT) DETACHED STRUCTURE IN REAR YARD. EXISTING STORAGE IS 660 SQ/FT. [§103-6A (9) (4) (e) PRIVATE GARAGES WITH A LIMIT OF 750 SQUARE FEET IN SIZE AND OF SIMILAR CONSTRUCTION STYLE AS THE SURROUNDING NEIGHBORHOOD].**

1. Gerald Grant  
692 Niagara Falls Blvd.  
North Tonawanda, NY 14120

**Re: Area Variance to erect a 30'x40' detached structure in rear yard, located at 692 Niagara Falls Blvd.**

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

Published February 1, 2025

**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.