

**City of North Tonawanda  
BOARD OF APPEALS**

Edward Smolinski  
Chairman  
Jacob Haacker  
Paul Brown  
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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April 2, 2025

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on **MONDAY, APRIL 14, 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.

**AREA VARIANCE TO INSTALL 4' PICKET AND 6' SOLID FENCE ALONG SOUTH PROPERTY LINE IN THE REQUIRED 15' PROHIBITED AREA. NT FENCE GUIDELINES. CORNER LOT FENCING MUST BE SET BACK 15' FROM PROPERTY LINE IF YOUR REAR YARD ADJOINS NEIGHBORS SIDE YARD.**

Brandon & Ashley Moll  
235 Zimmerman St.  
North Tonawanda, NY 14120

**Re: Area Variance to install a 4' picket and 6' solid fence along south property line, located at 235 Zimmerman Street**

#2.

**AREA VARIANCE TO ERECT A 650 SQ/FT DETACHED GARAGE IN REAR YARD IN ADDITION TO THE 350 SQ/FT ATTACHED GARAGE. [§103-6A (9)(e) PRIVATE GARAGES WITH A LIMIT OF 750 SQUARE FEET IN SIZE AND OF SIMILAR CONSTRUCTION AS THE SURROUNDING NEIGHBORHOOD].**

Michael Wachowicz  
74 Sweeney Ct.  
North Tonawanda, NY 14120

**Re: Area Variance to erect a 650 sq/ft detached garage in rear yard, located at 71 Sweeney Ct.**

#3.

**AREA VARIANCE TO INSTALL APPROX. 85 LINEAR FEET OF 6' SOLID FENCE ALONG NORTH PROPERTY LINE (SIDEWALK). CORNER LOT FENCING MUST BE SET BACK 15' FROM PROPERTY LINE IF YOUR REAR LOT LINE ADJOINS YOUR NEIGHBORS SIDE LOT LINE.**

Joel Scinta  
272 Spruce Street  
North Tonawanda, NY 14120

**Re: Area Variance to install approx. 85 linear feet of 6' solid fence along north property line (sidewalk), located at 272 Spruce 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

Published April 5, 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.