

BOARD OF APPEALS

Regular Session

North Tonawanda, New York 14120

Monday, January 13, 2020

6:00 P.M.

THE REGULAR SESSION OF THE BOARD OF APPEALS WAS CALLED TO ORDER BY CHAIRMAN BRAUN.

ROLL CALL

Present: Chairman Braun
Commissioner Dreier, Evans, Haacker, Lewis

Absent: None

Also Present: Asst. City Attorney Nick Robinson
Building Inspector Cosimo Capozzi

APPROVAL OF THE MINUTES OF THE REGULAR SESSION OCTOBER 21, 2019

MOVED by Commissioner Lewis **SECONDED** by Commissioner Evans
That the minutes of the regular session held October 21, 2019 be approved as
circulated and filed in the office of the City Clerk-Treasurer.

Ayes: Commissioner Dreier, Evans, Haacker, Lewis, Braun (5)

Nays: None (0)

CARRIED.

PROOF OF PUBLICATION PUBLISHED OCTOBER 21, 2019

MOVED by Commissioner Dreier **SECONDED** by Commissioner Haacker
That the proof of publication presented by the Clerk of the Board of Appeals of the
notice of a public hearing of the various appeals filed with and to be presented at the
regular session of the Board of Appeals, which was published September 7, 2019 be
received and filed.

Ayes: Commissioner Dreier, Evans, Haacker, Lewis, Braun (5)

Nays: None (0)

CARRIED.

NEW BUSINESS

#1.

AREA VARIANCE TO ERECT A 2ND STORY TO EXISTING DETACHED GARAGE. [§103-15 (B) (1) (a) IN ANY R DISTRICT, ACCESSORY BUILDINGS MAY NOT EXCEED FIFTEEN (15) FEET IN HEIGHT]. [§ 103-6 (A) (9) (e) PRIVATE GARAGES ARE LIMITED TO 750 SQUARE FEET TOTAL].

Melissa Kreze
823 Sweeney Street
North Tonawanda, NY 14120

Re: Area variance to remove current
loft above existing detached garage and
replace with full height second story
above garage located at 823 Sweeney
Street

At this time the Chairman asked if anyone wanted to speak for or against the requested variance.

There were no speakers for or against the requested area variance.

MOVED by Commissioner Haacker **SECONDED** by Commissioner Dreier
 That the Zoning Board of Appeals hereby officially designates themselves as lead agency for said SEQR for 823 Sweeney Street and will notify other agencies involved. The Zoning Board of Appeals finds that there will be no significant environmental impact and as such declares a Negative Declaration on the SEQR with a change to #2 to Yes, #5a to No and #5b to No.

Ayes: Commissioner Dreier, Evans, Haacker, Lewis, Braun (5)

Nays: None (0)

CARRIED.

MOVED by Commissioner Lewis **SECONDED** by Commissioner Dreier
 That the Zoning Board of Appeals hereby denies the requested Area Variance from Melissa Kreze, 823 Sweeney Street, to remove current second floor loft above existing detached garage and replace with full height second story. The request did change the character of the neighborhood, there was an alternate solution. The requested area variance was substantial, request will have an adverse effect on the physical or environmental conditions of the neighborhood and the alleged difficulty was self-created.

Ayes: Commissioner Dreier, Evans, Haacker, Lewis, Braun (5)

Nays: None (0)

CARRIED

ADJOURNMENT

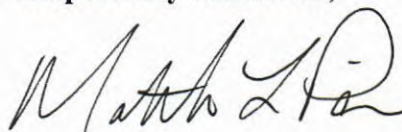
MOVED by Commissioner Dreier **SECONDED** by Commissioner Lewis
 That the meeting of the Zoning Board of Appeals be adjourned.

CARRIED.

Time Adjourned: 6:15 P.M.

Next Regular Meeting: February 10, 2020 at 6:00 P.M.

Respectfully submitted,



Matthew L. Parish
 City Clerk-Treasurer