

**BOARD OF APPEALS**  
**Regular Session**  
**North Tonawanda, New York 14120**  
**Monday, February 10, 2020**  
**6:00 P.M.**

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

**ROLL CALL**

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

**Absent: Commissioner Lewis, Building Inspector Cosimo Capozzi**

**Also Present: Asst. City Attorney Nick Robinson**

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**APPROVAL OF THE MINUTES OF THE REGULAR SESSION JANUARY 13, 2020**

**MOVED by Commissioner Dreier      SECONDED by Commissioner Haacker**  
**That the minutes of the regular session held January 13, 2020 be approved as**  
**circulated and filed in the office of the City Clerk-Treasurer.**

**Ayes: Commissioner Dreier, Evans, Haacker, Braun      (4)**

**Nays: None      (0)**

**CARRIED.**

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**PROOF OF PUBLICATION PUBLISHED JANUARY 4, 2020**

**MOVED by Commissioner Evans      SECONDED by Commissioner Dreier**  
**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 January 4, 2020 be**  
**received and filed.**

**Ayes: Commissioner Dreier, Evans, Haacker, Braun      (4)**

**Nays: None      (0)**

**CARRIED.**

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**NEW BUSINESS**

**#1.**

**AREA VARIANCE TO ERECT A 20' X 30', 1 STORY 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 WITH A LIMIT OF**  
**750 SQUARE FEET TOTAL].**

**Jay R. Thiel**  
**301 Roncroff Drive**  
**North Tonawanda, NY 14120**

**Re: Area Variance to erect a 1 story**  
**detached garage located at**  
**301 Roncroff Drive**

**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 301 Roncroff Drive, 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, and #3a to less than one acre.**

**Ayes: Commissioner Dreier, Evans, Haacker, Braun      (4)**

**Nays: None      (0)**

**CARRIED.**

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**MOVED** by Commissioner Evans      **SECONDED** by Commissioner Braun  
 That the Zoning Board of Appeals hereby approves the Area Variance for Jay Thiel, 301 Roncroff Drive. To build a 20' x 30' detached garage on property located at 301 Roncroff Drive. The request will not change the character of the neighborhood, there was not an alternate solution, the request was not substantial, the request will not have an adverse effect on the physical or environmental conditions of the neighborhood and the alleged difficulty was not self-created.

Ayes: Commissioner Dreier, Evans, Haacker, Braun (4)

Nays: None (0)

**CARRIED**

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At this time Chairman Braun made a motion which was Seconded by Commissioner Dreier, asking if anyone wanted to speak for or against the requested variance. With no speakers for or against the request Chairman Braun made a motion to close the request which was Seconded by Commissioner Drier.

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**#2.**

**AREA VARIANCE TO REMODEL EXISTING BUILDING TO 4 UNITS. [§103-9 (C) (1) MINIMUM LOT SIZE IS 3000 SQUARE FEET PER DWELLING]. [§103-9 (C) (3) TWO PARKING SPACES ARE REQUIRED PER DWELLING UNIT].**

Steve Kottakis  
 P.O. Box 525  
 Clarence Center, NY 14032

Re: Area Variance to remodel vacant  
 building into a 4 unit apartment  
 dwelling located at 244 Payne Avenue

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.

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**MOVED** by Commissioner Braun      **SECONDED** by Commissioner Haacker  
 That the Zoning Board of Appeals hereby makes no motion on the SEQR, and tables the aforementioned request for further review of plans.

Ayes: Commissioner Dreier, Evans, Haacker, Braun (4)

Nays: None (0)

**CARRIED**

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#### ADJOURNMENT

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

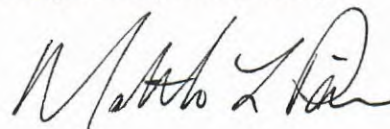
**CARRIED.**

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Time Adjourned: 6:20 P.M.

Next Regular Meeting: March 9, 2020 at 6:00 P.M.

Respectfully submitted,



Matthew L. Parish  
 City Clerk-Treasurer