

BOARD OF APPEALS
Special Session
North Tonawanda, New York 14120
Monday, August 23, 2021
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, Haacker, Lewis

Absent: Commissioner Evans

Also Present: Assistant City Attorney Nick Robinson
Building Inspector Cosimo Capozzi

APPROVAL OF THE MINUTES OF THE REGULAR SESSION AUGUST 9, 2021

MOVED by Commissioner Dreier SECONDED by Commissioner Lewis
That the minutes of the regular session held August 9, 2021 be approved as
circulated and filed in the office of the City Clerk-Treasurer.

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

Nays: None (0)

CARRIED.

PROOF OF PUBLICATION PUBLISHED JULY 31, 2021

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 July 31, 2021 be
received and filed.

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

Nays: None (0)

CARRIED.

OLD BUSINESS

#1.

AREA VARIANCE TO ERECT A STRUCTURE AT LESS THAN THE
REQUIRED REAR SETBACK. [§103-12 (D) REQUIRED YARDS, (3) (a) REAR
YARD DEPTH. MINIMUM REAR YARD DEPTH IS 25 FEET.]

Bogart-Sinatra Development
7235 Campbell Blvd.
North Tonawanda, NY 14120

Re: Area Variance to erect a structure
less than the required rear setback,
located at 428 Zimmerman 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 Lewis **SECONDED** by Commissioner Haacker
That the Zoning Board of Appeals hereby makes no decision on the SEQR, the Planning Commission designated themselves as lead agency at their July 17th, 2021 meeting. The Zoning Board hereby approves the area variance to erect a structure less than the required setback located at 428 Zimmerman Street, setback must be 5' from the rear, left side and right side of structure. 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, Haacker, Lewis, Braun

(4)

Nays: None

(0)

CARRIED

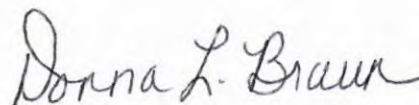
ADJOURNMENT

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

Time Adjourned: 6:10 P.M.

Next Regular Meeting: September 13, 2021 at 6:00 P.M.

Respectfully submitted,



Donna L. Braun
City Clerk-Treasurer