

MOVED by Commissioner Lewis **SECONDED** by Commissioner Dreier
 That the Zoning Board of Appeals hereby makes no decision on the SEQR.
 Applicant withdrew his application for an area variance to replace an existing pole sign.

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

Nays: None (0)

CARRIED.

NEW BUSINESS

#1.

AREA VARIANCE TO INSTALL A 528 SQUARE FOOT ADDITION TO EXISTING 1104 SQUARE FOOT GARAGE. [§103-6(A) (9) (e) RESIDENTIAL GARAGES NOT PERMITTED TO EXCEED 750 SQUARE FEET].

**Scott Zulawski
 899 Walck Road
 North Tonawanda, NY 14120**

Re: Area Variance to install a 528 square foot addition to an existing 1104 square foot garage, located at 899 Walck Road

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 Dreier
 That the Zoning Board of Appeals hereby makes no decision on the SEQR, and tables the aforementioned area variance. Colin Knoer, 424 Main Street, Buffalo, NY 14202, spoke on behalf of applicant Scott Zulawski. He presented a Stipulation of Discontinuance to the Board. The Board will review paperwork for the January 10th meeting.

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

Nays: None (0)

CARRIED.

#2.

AREA VARIANCE TO INSTALL A 12'X12' 3-SEASON ROOM OVER EXISTING DECK. [§103-15 (9) (a) FRONT YARD EXECPTIONS. (a) WHERE THE IMMEDIATELY ADJOINING LOTS ON EACH SIDE OF A PARCEL OF LAND IN ANY R DISTRICT AND ON THE SAME SIDE OF THE STREET THEREWITH OR IN ANY OTHER CASE WHERE AT LEAST 1/3 OF THE R DISTRICT LOTS ON THE SAME SIDE OF THE STREET AS SUCH PARCEL AND BETWEEN THE SAME TWO INTERSECTING OR INTERCEPTING STREETS HAVE DWELLINGS LOCATED THEREON, THE MINIMUM FRONT SETBACK FOR SUCH PARCEL SHALL BE THE AVERAGE SETBACK OF SUCH EXISTING DWELLING.]

**Reaghan Wirley & Kody Huggins
 1474 Nash Road
 North Tonawanda, NY 14120**

Re: Area Variance to install a 12' x 12' 3-season room on front deck of property located at 1474 Nash Road

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 1474 Nash Road 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 #5a to No.

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

Nays: None (0)

CARRIED.

MOVED by Commissioner Dreier **SECONDED** by Commissioner Haacker
 That the Zoning Board of Appeals hereby approves the area variance for Reagan Wirley and Kody Huggins, 1474 Nash Road, to install a 12' x 12' 3-season room on front deck of property. 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, Evans, Braun (5)

Nays: None (0)

CARRIED

ADJOURNMENT

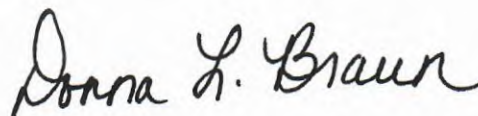
MOVED by Commissioner Dreier **SECONDED** by Commissioner Haacker
 That the meeting of the Zoning Board of Appeals be adjourned.

CARRIED.

Time Adjourned: 6:24 P.M.

Next Regular Meeting: January 10, 2022 at 6:00 P.M.

Respectfully submitted,



Donna L. Braun
 City Clerk-Treasurer