

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

MOVED by Commissioner Haacker **SECONDED** by Commissioner Evans
That the Zoning Board of Appeals hereby makes no decision on the SEQR and tables the aforementioned request, the Board would like the applicant to meet with the Building Department on other options, before the next meeting.

Ayes: Commissioner Haacker, Evans, Wistner, Smolinski (4)

Nays: None (0)

CARRIED.

#2.

AREA VARIANCE TO INSTALL A ROOF STRUCTURE OVER 8' X 8' CONCRETE FRONT ENTRY PORCH EXTENDING INTO THE 25' REQUIRED FRONT YARD. [§103-8D (1) REQUIRED YARD. (1) FRONT YARD DEPTH, 25 FEET].

Julie Chasey
72 Jackson Street
North Tonawanda, NY 14120

Re: Area Variance to install a roof structure over an 8' x 8' concrete front porch extending into the 25' required front yard, located at 72 Jackson 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 Evans
That the Zoning Board of Appeals hereby officially designates themselves as lead agency for said SEQR for 72 Jackson Street and will notify other agencies involved.

Ayes: Commissioner Haacker, Evans, Wistner, Smolinski (4)

Nays: None (0)

CARRIED.

MOVED by Commissioner Haacker **SECONDED** by Commissioner Evans
That the Zoning Board of Appeals finds that there will be no significant environmental impact for 72 Jackson Street and as such declares a Negative Declaration on the SEQR with a change to #5b. to No and #14 to Suburban.

Ayes: Commissioner Haacker, Evans, Wistner, Smolinski (4)

Nays: None (0)

CARRIED.

MOVED by Commissioner Haacker **SECONDED** by Commissioner Wistner
That the Zoning Board of Appeals hereby grants approval for an Area Variance to Julie Chasey, 72 Jackson Street to install a roof structure over a 8' x 8' concrete front porch, extending into the 25' required front yard. The request will not change the character of the neighborhood, 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 Haacker, Evans, Wistner, Smolinski (4)

Nays: None (0)

CARRIED.

#3.

AREA VARIANCE TO ERECT A 3,174 SQ/FT. ADDITION (70'x 46'x 16') FIVE FEET FROM SIDE PROPERTY LINES AND 10 FEET FROM REAR PROPERTY LINE. [§103-13D (2) (a) MINIMUM SIDE YARD DEPTH FIVE FEET]. [§103-13D (3) (a) MINIMUM REAR YARD DEPTH 25 FEET].

Ron Cozzi
954 Oliver Street
North Tonawanda, NY 14120

Re: Area Variance to erect a 3,174 sq/ft addition without the required 5 ft side setback and 10 ft rear setback, located at 958 Oliver 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 Evans
That the Zoning Board of Appeals hereby officially designates themselves as lead agency for said SEQR for 958 Oliver Street and will notify other agencies involved.
Ayes: Commissioner Haacker, Evans, Wistner, Smolinski (4)
Nays: None (0)
CARRIED.

MOVED by Commissioner Haacker SECONDED by Commissioner Evans
That the Zoning Board of Appeals finds that there will be no significant environmental impact for 958 Oliver Street and as such declares a Negative Declaration on the SEQR with a change to #2 to Yes and #5a. to No.
Ayes: Commissioner Haacker, Evans, Wistner, Smolinski (4)
Nays: None (0)
CARRIED.

MOVED by Commissioner Haacker SECONDED by Commissioner Evans
That the Zoning Board of Appeals hereby grants approval for an Area Variance to Ron Cozzi, 954 Oliver Street to erect a 3,174 sq. ft. addition without the required 5 ft. side setback and 10 ft. rear setback, located at 958 Oliver Street. The request will not change the character of the neighborhood, there was not an alternate solution, 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 Haacker, Evans, Wistner, Smolinski (4)
Nays: None (0)
CARRIED.

#4.

AREA VARIANCE TO INSTALL A 6' X 7'3' MONUMENT-STYLE LED SIGN BEYOND THE BUILDING EDGES. [§103-9A (b) (3) SIGN ATTACHED FLAT AGAINST THE WALL. (8) DOES NOT PROJECT BEYOND THE ENDS OF THE BUILDING].

John Cacia
4530 Beach Ridge Road
Lockport, NY 14094

Re: Area Variance to install a 6' x 7'3' LED Color Electronic Sign in front yard of church, located at 630 Oliver 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 Evans
That the Zoning Board of Appeals hereby officially designates themselves as lead agency for said SEQR for 630 Oliver Street and will notify other agencies involved.
Ayes: Commissioner Haacker, Evans, Wistner, Smolinski (4)
Nays: None (0)
CARRIED.

MOVED by Commissioner Haacker **SECONDED** by Commissioner Evans
That the Zoning Board of Appeals finds that there will be no significant environmental impact for 630 Oliver Street and as such declares a Negative Declaration on the SEQR with a change to #5a. to No.
Ayes: Commissioner Haacker, Evans, Wistner, Smolinski (4)
Nays: None (0)
CARRIED.

MOVED by Commissioner Haacker **SECONDED** by Commissioner Evans
That the Zoning Board of Appeals hereby grants approval for an Area Variance to John Cacia, 4530 Beach Ridge Road, to install a 6' x 7'3 LED Color Electronic Sign in front yard of church located at 630 Oliver Street. The request will not change the character of the neighborhood, 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 Haacker, Evans, Wistner, Smolinski (4)
Nays: None (0)
CARRIED.

#5.
AREA VARIANCE TO INSTALL 2-12' X 20' ACCESSORY BUILDINGS (SHEDS) IN REAR YARD CLOSER THAN 3' FROM PROPERTY LINES AND TOTAL ACCESSORY SQUARE FOOTAGE IN EXCESS OF 750 SQ/FT. (880 SQ/FT). [§103-15C (4) (c) (4c) THAT IN ANY DISTRICT, A SINGLE-STORY ACCESSORY BUILDING, 750 SQUARE FEET OR LESS IN AREA, WILL BE PERMITTED TO BE THREE FEET FROM ANY SIDE OR REAR LOT LINE].

Chris Reimer
104 Porter Avenue
North Tonawanda, NY 14120

Re: Area Variance to install 2- 12' x 20'
sheds less than 3' from property line,
located at 104 Porter 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.

MOVED by Commissioner Haacker **SECONDED** by Commissioner Evans
That the Zoning Board of Appeals hereby officially designates themselves as lead agency for said SEQR for 104 Porter Avenue and will notify other agencies involved.
Ayes: Commissioner Haacker, Evans, Wistner, Smolinski (4)
Nays: None (0)
CARRIED.

MOVED by Commissioner Haacker **SECONDED** by Commissioner Evans
That the Zoning Board of Appeals finds that there will be no significant environmental impact for 104 Porter Avenue and as such declares a Negative Declaration on the SEQR with a change to #2 to Yes, #3a to less than an acre, #5a. to No., #5b. to No and #14 to Suburban.
Ayes: Commissioner Haacker, Evans, Wistner, Smolinski (4)
Nays: None (0)

CARRIED.

MOVED by Commissioner Evans **SECONDED** by Commissioner Haacker
 That the Zoning Board of Appeals hereby grants approval for an Area Variance to Chris Reimer, 104 Porter Avenue to install 2 - 12' x 20' sheds not to exceed 880 sq. ft. and can be less than 3' from property line. 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 Haacker, Evans, Wistner, Smolinski (4)

Nays: None (0)

CARRIED.

#6.

AREA VARIANCE TO REMOVE EXISTING AND INSTALL AN 8' X 12' ADDITION CLOSER THAN THE REQUIRED 25' FRONT SETBACK, (20') INSTALL A 12' X 14' TWO STORY ADDITION INSIDE THE REQUIRED 5' REQUIRED SIDE YARD (3'). [§103-7 (D) (1) (2) D. REQUIRED YARDS. (1) FRONT YARD DEPTH: 25 FEET. (2) SIDE YARD WIDTH: (a) DWELLINGS. MINIMUM, FIVE FEET; THE TOTAL OF BOTH SIDE YARDS SHALL BE NOT LESS THAN 13 FEET].

Anthony Geraci
 277 North Avenue
 North Tonawanda, NY 14120

Re: Area Variance to remove existing addition and install an 8' x 12' addition closer than the required 25' front setback, and install a 12' x 14' two story addition inside the required 5' side yard setback, located at 277 North Ave.

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 Smolinski **SECONDED** by Commissioner Haacker
 That the Zoning Board of Appeals hereby makes no decision on the SEQR and tables the aforementioned request, the Board would like the applicant to meet with the Building Department before the next meeting.

Ayes: Commissioner Haacker, Evans, Wistner, Smolinski (4)

Nays: None (0)

CARRIED.

ADJOURNMENT

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

CARRIED.

Time Adjourned: 6:50 P.M.

Next Regular Meeting: October 17, 2022 at 6:00 P.M.

Respectfully submitted,

Donna L. Braun

Donna L. Braun
 City Clerk-Treasurer