BOARD OF APPEALS Regular Session North Tonawanda, New York 14120 Monday, March 14, 2022 6:15 P.M.

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

ROLL CALL

Present:	Chairman Smolinski Commissioner Haacker, Evans, Kuebler
Absent:	Assistant City Attorney Nicholas Robinson
Also Present:	Building Inspector Robert C. DePaolo

APPROVAL OF THE MINUTES OF THE REGULAR SESSION FEBRUARY 14, 2022

MOVED by Commissioner EvansSECONDED by Commissioner HaackerThat the minutes of the regular session held February 14, 2022 be approved ascirculated and filed in the office of the City Clerk-Treasurer.Ayes: Commissioner Haacker, Evans, Kuebler, Smolinski(4)Nays: NoneCARRIED.

PROOF OF PUBLICATION PUBLISHED FEBRUARY 5, 2022

MOVED by Commissioner Evans 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 February 5, 2022 be received and filed.

Ayes: Commissioner Haacker, Evans, Kuebler, Smolinski	(4)
Nays: None	(0)
CARRIED.	

OLD 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 Haacker SECONDED by Commissioner Evans That the Zoning Board of Appeals hereby officially designates themselves as lead agency for said SEQR for 899 Walck 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 #5a. to No.

Ayes: Commissioner Haacker, Evans, Kuebler, Smolinski(4)Nays: None(0)CARRIED.(1)

MOVED by Commissioner KueblerSECONDED by Commissioner SmolinskiThat the Zoning Board of Appeals hereby approves the area variance to ScottZulawski, 899 Walck Road, to build a 24' x 12' garage addition with removal of the12' x 16' shed on said property. The request will not change the character of theneighborhood, there was not an alternate solution, the request was not substantial,the request will not have an adverse effect on the physical or environmentalconditions of the neighborhood and the alleged difficulty was not self-created.Ayes: Commissioner Haacker, Evans, Kuebler, Smolinski(4)Nays: NoneCARRIED.

ADJOURNMENT

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

Time Adjourned: 6:45 P.M. Next Regular Meeting: April 11, 2022 at 6:00 P.M.

Respectfully submitted,

onna L. Braun

Donna L. Braun City Clerk-Treasurer