

**City of North Tonawanda  
BOARD OF APPEALS**

**Edward Smolinski  
Chairman  
Jacob Haacker  
Donald Evans  
Katelyn Wistner  
Scott Kuebler**

**c/o City Clerk's Office  
City Hall – 216 Payne Avenue  
North Tonawanda, NY 14120  
(716) 695-8555  
Robert C. DePaolo, Building Inspector  
Donna L. Braun, City Clerk-Treasurer**

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September 7, 2022

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on MONDAY, SEPTEMBER 19, 2022 at 6:00PM in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeal:

**NEW BUSINESS**

**#1.**

**AREA VARIANCE TO ERECT A 6' SOLID FENCE ACROSS THE FRONT YARD. [§103-15 (4) (b) NO MORE THAN FOUR FEET WHERE LOCATED IN FRONT OF THE PRINCIPAL BUILDING AND IN EXCESS OF 15 FEET FROM THE FRONT PROPERTY LINE AND NO MORE THAN THREE FEET WHERE LOCATED WITHIN 15 FEET OF THE FRONT PROPERTY LINE. NO SOLID-TYPE FENCE OR WALL SHALL BE PERMITTED IN ANY DISTRICT. ANY FENCE CONSTRUCTED IN THE FRONT YARD MUST BE LESS THAN 50% SOLID WITH NO LESS THAN 2 ¼ INCHES OF SPACE BETWEEN EACH PICKET OR, UPON THE APPROVAL OF THE BOARD OF APPEALS].**

**Michael Wells  
1290 Pierce Avenue  
North Tonawanda, NY 14120**

**Re: Area Variance to erect a 6' solid fence in the front yard of property, located at 1290 Pierce Avenue**

**#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 Avenue  
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**

**#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**

**#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 57 Center Avenue**

**#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**

**#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.**

**The applications are available for public review during normal business hours at the City Clerk's Office.**

**Edward Smolinski  
Board of Appeals Chairman**

**Donna L. Braun  
City Clerk-Treasurer**

**Published September 10, 2022**

**NOTICE TO APPELANTS: Your attendance at this hearing, to clarify any questions the Zoning Board may have regarding your application, is required. A duly authorized representative who is familiar with details of your application is acceptable, if necessary.**