

City of North Tonawanda BOARD OF APPEALS

Edward Smolinski
Chairman
Jacob Haacker
Paul Brown
Katelyn Wistner
Scott Kuebler

c/o City Clerk's Office
City Hall – 216 Payne Avenue
North Tonawanda, NY 14120
(716) 695-8000 ext.4
Robert C. DePaolo, Building Inspector
Donna L. Braun, City Clerk-Treasurer

July 30, 2025

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on **MONDAY, AUGUST 11, 2025 at 6:00PM** in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeal:

OLD BUSINESS

#1.

AREA VARIANCE TO ERECT A 1,500 SQUARE FOOT ADDITION TO EXISTING STORAGE BUILDING. EXISTING STORAGE SQ/FT IS 2,400. [§103-6A (9) (e) PRIVATE GARAGES WITH A LIMIT OF 750 SQUARE FEET IN SIZE AND OF SIMILAR CONSTRUCTION STYLE AS THE SURROUNDING NEIGHBORHOOD].

Jeffrey Zellner
537 Witmer Road
North Tonawanda, NY 14120

Re: Area Variance to erect a 1,500 sq/ft
addition to an existing 2,400 sq/ft storage
building, located at 537 Witmer Road

#2.

AREA VARIANCE TO DEMOLISH EXISTING GARAGE AND ERECT A 1,600 SQUARE FOOT DETACHED GARAGE IN REAR YARD IN ADDITION TO THE 200 SQUARE FOOT ATTACHED GARAGE. [§103-6A(9)(e) PRIVATE GARAGES WITH A LIMIT OF 750 SQUARE FEET AND OF SIMILAR CONSTRUCTION STYLE AS THE SURROUNDING NEIGHBORHOOD].

James Nyari
284 Spruce Street
North Tonawanda, NY 14120

Re: Area Variance to demolish existing garage
and construct a 1,600 sq. ft. pole barn &
garage, located at 284 Spruce Street

NEW BUSINESS

#1.

AREA VARIANCE TO ERECT A 6' TALL CHAIN LINK FENCE TO ENCLOSE FRONT YARD. (DAYCARE) 3' HIGH FENCE ALLOWD 50% CLEAR.

Laurie Adamczyk
21 Bryant Street
North Tonawanda, NY 14120

Re: Area Variance to erect a 6' tall chain link
fence in front yard of Daycare, located at
82 Mead Street

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 August 2, 2025

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.