

BOARD OF APPEALS

Regular Session

North Tonawanda, New York 14120

Monday, March 10, 2025

6:00 P.M.

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

ROLL CALL

**Present: Chairman Smolinski
Commissioner Haacker, Kuebler, Brown**

Absent: Commissioner Wistner

**Also Present: Asst. City Attorney Mario Gregori
Building Inspector Robert C. DePaolo**

APPROVAL OF THE MINUTES OF THE REGULAR SESSION FEBRUARY 10, 2025

MOVED by Commissioner Haacker SECONDED by Commissioner Kuebler
That the minutes of the regular session held February 10, 2025, be approved as circulated
and filed in the office of the City Clerk-Treasurer.

Ayes: Commissioner Haacker, Kuebler, Brown, Smolinski (4)

Nays: None (0)

CARRIED.

PROOF OF PUBLICATION PUBLISHED FEBRUARY 1, 2025

MOVED by Commissioner Kuebler 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 1, 2025, be received and
filed.

Ayes: Commissioner Haacker, Kuebler, Brown, Smolinski (4)

Nays: None (0)

CARRIED.

OLD BUSINESS

#1.

AREA VARIANCE TO ERECT A 30' X 40' (1,200 SQ/FT) DETACHED STRUCTURE IN
REAR YARD. EXISTING STORAGE IS 660 SQ/FT. [§103-6A (9) (4) (e) PRIVATE
GARAGES WITH A LIMIT OF 750 SQUARE FEET IN SIZE AND OF SIMILAR
CONSTRUCITON STYLE AS THE SURROUNDING NEIGHBORHOOD].

**1. Joe Granto
692 Niagara Falls Blvd.
North Tonawanda, NY 14120**

**Re: Area Variance to erect a 30'x40' detached
structure in rear yard, located at
692 Niagara Falls Blvd.**

**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 SECOND by Commissioner Brown

That the Zoning Board of Appeals hereby officially designates themselves as lead agency for said SEQR for 692 Niagara Falls Blvd. and will notify other agencies involved and finds that there will be no significant environmental impact for 692 Niagara Falls Blvd. and as such declares a Negative Declaration on the SEQR with changes to #2. to Yes, #5. a. to No, and #14. to Suburban.

Ayes: Commissioner Haacker, Kuebler, Brown, Smolinski (4)

Nays: None (0)

CARRIED.

MOVED by Commissioner Kuebler SECONDED by Commissioner Brown

That the Zoning Board of Appeals hereby approves the area variance to Gerald Granto to erect a 30' x 40' detached structure in rear yard located at 672 Niagara Falls Blvd. The request did not change the character of the neighborhood, there was not an alternate solution, the requested area variance was not substantial, and the request will not have an adverse effect on the physical or environmental condition of the neighborhood.

Ayes: Commissioner Haacker, Kuebler, Brown, Smolinski (4)

Nays: None (0)

CARRIED.

NEW BUSINESS

#1.

AREA VARIANCE TO DEMOLISH EXISTING DETACHED STRUCTURE AND ERECT A 912 SQUARE FOOT DETACHED STRUCTURE IN REAR YARD. [\$103-6A(9) (e) PRIVATE GARAGES WITH A LIMIT OF 750 SQUARE FEET IN SIZE AND OF SIMILAR CONSTRUCTION STYLE AS THE SURROUNDING NEIGHBORHOOD].

**1. James Ganschow
1334 Moll Street
North Tonawanda, NY 14120**

**Re: Area Variance to demolish existing
structure and erect a 912 square foot
detached structure in rear yard
located at 1334 Moll St**

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 SECOND by Commissioner Brown

That the Zoning Board of Appeals hereby officially designates themselves as lead agency for said SEQR for 1334 Moll St. and will notify other agencies involved and finds that there will be no significant environmental impact for 1334 Moll St. and as such declares a Negative Declaration on the SEQR with changes to #2. to Yes, and #5. a. to No.

Ayes: Commissioner Haacker, Kuebler, Brown, Smolinski (4)

Nays: None (0)

CARRIED.

MOVED by Commissioner Haacker SECONDED by Commissioner Kuebler

That the Zoning Board of Appeals hereby approves the area variance to James Ganschow, to demolish existing structure and erect a 912 square foot detached structure in rear yard located at 1334 Moll Street. The request did not change the character of the neighborhood, the requested area variance was not substantial, and the request will not have an adverse effect on the physical or environmental condition of the neighborhood.

Ayes: Commissioner Haacker, Kuebler, Brown, Smolinski (4)

Nays: None (0)

CARRIED.

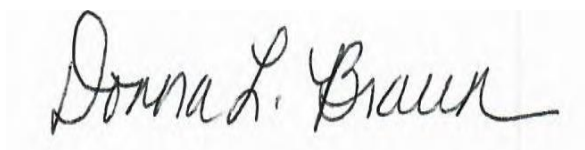
ADJOURNMENT

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

Time Adjourned: 6:10 P.M.

Next Regular Meeting: April 14, 2025, at 6:00 P.M.

Respectfully submitted,

A handwritten signature in black ink that reads "Donna L. Braun". The signature is written in a cursive style with a long horizontal flourish at the end.

Donna L. Braun
City Clerk-Treasurer