

BOARD OF APPEALS

Regular Session

North Tonawanda, New York 14120

Monday, May 12, 2025

6:00 P.M.

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

ROLL CALL

Present: Commissioner Haacker, Kuebler, Wistner, Brown

Absent: Chairman Smolinski

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

APPROVAL OF THE MINUTES OF THE REGULAR SESSION APRIL 14, 2025

MOVED by Commissioner Brown SECONDED by Commissioner Kuebler
That the minutes of the regular session held April 14, 2025, be approved as circulated and
filed in the office of the City Clerk-Treasurer.

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

Nays: None (0)

CARRIED.

PROOF OF PUBLICATION PUBLISHED APRIL 5, 2025

MOVED by Commissioner Kuebler SECONDED by Commissioner Brown
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 April 5, 2025, be received and filed.

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

Nays: None (0)

CARRIED.

NEW BUSINESS

#1.

AREA VARIANCE TO ERECT A 72" X 96" MONUMENT SIGN IN FRONT YARD.
[§103-9 (a) (10) (b) [3] IS FLAT AGAINST THE WALL].

Nick Tangelder – Fast Signs
4913 Genesee Street
Cheektowaga, NY 14225

Re: Area Variance to install a 4' x 8' post and
panel sign, located at 193 Mead 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 Brown SECONDED by Commissioner Kuebler
That the Zoning Board of Appeals hereby officially designates themselves as lead agency
for said SEQR for 193 Mead St. and will notify other agencies involved and finds that there
will be no significant environmental impact for 193 Mead St. and as such declares a
Negative Declaration on the SEQR with changes to #2 to yes.

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

Nays: None (0)

CARRIED.

MOVED by Commissioner Wistner SECONDED by Commissioner Brown
That the Zoning Board of Appeals hereby approves the area variance to Nick Tangelder –
Fast Signs, to install a 4' x 8' post and panel sign at 193 Mead Street with some possible
landscaping. The request did change the character of the neighborhood, there was an
alternate solution, and the requested area variance was substantial.

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

Nays: None (0)

CARRIED.

#2.

AREA VARIANCE TO ERECT A 72" X 96" MONUMENT SIGN IN FRONT LAWN. [§103-9A (10) (b) [3] IS FLAT AGAINST THE WALL [5] IS NOT ACROSS THE STREET FROM AN R-2 DISTRICT].

Nick Tangelder – Fast Signs
4913 Genesee Street
Cheektowaga, NY 14225

Re: Area Variance to install a 4' x 8' post and panel sign, located at 156 Robert Drive

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 Kuebler
That the Zoning Board of Appeals hereby officially designates themselves as lead agency
for said SEQR for 156 Robert Dr. and will notify other agencies involved and finds that
there will be no significant environmental impact for 156 Robert Dr. and as such declares a
Negative Declaration on the SEOR with changes to #2 to yes.

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

Nays: None (0)

CARRIED.

MOVED by Commissioner Brown SECONDED by Commissioner Wistner
That the Zoning Board of Appeals hereby approves the area variance to Nick Tangelder –
Fast Signs, to install a 4' x 8' post and panel sign at 156 Robert Drive with some possible
landscaping. The request did change the character of the neighborhood, there was an
alternate solution, and the requested area variance was substantial.

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

Nays: None (0)

CARRIED.

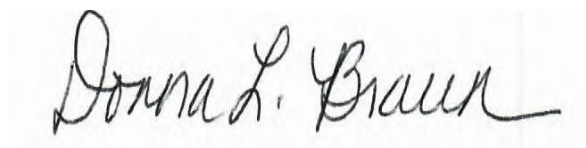
ADJOURNMENT

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

Time Adjourned: 6:14 P.M.

Next Regular Meeting: June 9, 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