

**BOARD OF APPEALS**  
**Regular Session**  
**North Tonawanda, New York 14120**  
**Monday, September 15, 2025**  
**6:00 P.M.**

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

**ROLL CALL**

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

**Absent: None**

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

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**APPROVAL OF THE MINUTES OF THE REGULAR SESSION AUGUST 11, 2025**

**MOVED by Commissioner Wistner      SECONDED by Commissioner Brown**  
**That the minutes of the regular session held August 11, 2025, be approved as circulated**  
**and filed in the office of the City Clerk-Treasurer.**

**Ayes: Commissioner Haacker, Kuebler, Wistner, Brown, Smolinski      (5)**

**Nays: None      (0)**

**CARRIED.**

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**PROOF OF PUBLICATION PUBLISHED AUGUST 2, 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 August 2, 2025, be received and filed.**

**Ayes: Commissioner Haacker, Kuebler, Wistner, Brown, Smolinski      (5)**

**Nays: None      (0)**

**CARRIED.**

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**NEW BUSINESS**

**#1.**

**AREA VARIANCE TO ERECT A 288 SQ. FT. PRE-BUILT SHED IN REAR YARD IN**  
**ADDITION TO THE 750 SQ. FT. GARAGE. [§103-6A (9) (e) PRIVATE GARAGES**  
**WITH A LIMIT OF 750 SQUARE FEET IN SIZE AND OF SIMILAR CONSTRUCTION**  
**STYLE AS THE SURROUNDING NEIGHBORHOOD].**

**Eugene A. Sikora**  
**758 Ruie Rd.**  
**North Tonawanda, NY 14120**

**Re: Area Variance to erect a 288 sq. ft. pre-built**  
**shed in addition to the 750 sq. ft. garage,**  
**located at 758 Ruie Rd.**

**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.**

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**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 758 Ruie Rd. and will notify other agencies involved. The Zoning Board of Appeals finds that there will be no significant environmental impact for 758 Ruie Rd. and as such declares a Negative Declaration on the SEQR with a change to #1 to No, #2 to Yes and #17a to No.

Ayes: Commissioner Haacker, Kuebler, Wistner, Brown, Smolinski (5)

Nays: None (0)

**CARRIED.**

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**MOVED** by Commissioner Wistner      **SECONDED** by Commissioner Kuebler  
 That the Zoning Board of Appeals hereby approves the area variance to Eugene Sikora to erect a 288 sq. ft. pre-built shed in addition to the 750 sq. ft. garage, located at 758 Ruie Rd. 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, Wistner, Brown, Smolinski (5)

Nays: None (0)

**CARRIED.**

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### **ADJOURNMENT**

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

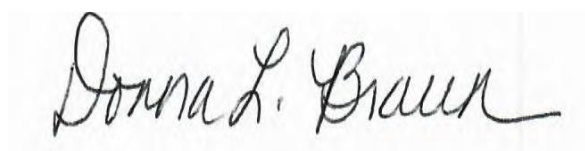
**CARRIED.**

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Time Adjourned: 6:07 P.M.

Next Regular Meeting: October 20, 2025, at 6:00 P.M.

Respectfully submitted,



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