

# 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

January 29, 2026

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on **MONDAY, FEBRUARY 9, 2026 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 FOR THE INSTALLATION OF A 30' X 40' (1,200 SQ FT) DETACHED ACCESSORY STRUCTURE WITH 16' TALL WALLS ERECTED IN REAR YARD AFTER REMOVAL OF EXISTING DETACHED 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].**

Eric Horton  
353 St. Joseph Dr.  
North Tonawanda, NY 14120

Re: Area Variance to install a 30' x 40' (1,200 sq ft) pole barn/garage, located at 353 St. Joseph Dr.

#2.

**AREA VARIANCE OF PROPOSED SUB-DIVISION OF 445 TREMONT ST. RESULTING IN A NEW PARCEL CONTAINING AN EXISTING MULTI-STORY BUILDING. REQUESTED VARIANCE WILL ALLOW FOR LESS THAN THE REQUIRED SETBACKS ON THE NORTH, SOUTH, EAST AND WEST EXPOSURES. [§103-9D REQUIRED YARDS. FRONT YARD DEPTH: 25 FEET, SIDE YARD WIDTH. DWELLING UP TO 35 FEET IN HEIGHT: THE MINIMUM WIDTH OF ANY SIDE YARD SHALL BE FIVE FEET, AND THE TOTAL WIDTH OF BOTH SIDE YARDS SHALL BE NOT LESS THAN 13 FEET. DWELLINGS OVER 35 FEET IN HEIGHT AND OTHER PRINCIPAL BUILDINGS: EACH SIDE YARD SHALL EQUAL ½ THE BUILDING HEIGHT. REAR YARD DEPTH: 25% OF LOT DEPTH BUT NEED NOT EXCEED 30 FEET OR A DEPTH EQUAL TO THE HEIGHT OF THE PRINCIPAL BUILDING, WHICH EVER IS GREATER].**

**AREA VARIANCE OF PROPOSED REMODEL OF 445 TREMONT ST. TO ALLOW FOR 66 - 1 AND 2 BEDROOM DWELLING UNITS IN EXISTING BUILDING ON A NEW PARCEL WITH LESS THAN 3,000 SQUARE FEET PER DWELLING AND REDUCED REQUIRED PARKING SPACES LOCATED ON AN ADJACENT PARCEL. [§103-9C MINIMUM LOT SIZE FOR DWELLINGS. AREA: 3,000 SQUARE FEET PER DWELLING UNIT, BUT IN NO CASE SHALL ANY LOT BE LESS THAN 6,000 SQUARE FEET. WIDTH: 60 FEET. PARKING: TWO PARKING SPACES MUST BE PROVIDED FOR EACH DWELLING UNTI FOR MULTIPLE DWELLINGS].**

Kaleida Health  
445 Tremont Street  
North Tonawanda, NY 14120

Re: Area Variance to sub divide existing parcel less than the required setbacks, allow for 66 - 1 and 2 bedroom dwelling units less than the required 6,000 sq ft per unit and less than the required parking spaces for each dwelling, located at 445 Tremont Street

**People Inc.  
1219 North Forest Rd.  
Williamsville, NY 14221**

**Barclay Damon LLP  
Corey Auerbach  
200 Delaware Avenue, Suite 1200  
Buffalo, NY 14202**

**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 January 31, 2026**

**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.**