

**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**

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**April 29, 2026**

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on **MONDAY, MAY 11, 2026 at 6:00PM** in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeal:

**OLD BUSINESS**

**#1**

**USE VARIANCE FOR A PROPOSED C-2 USE IN A C-1 BUILDING TO PERFORM AUTO DETAILING INSIDE THE BUILDING. [§103-11 C-2 GENERAL COMMERCIAL A (2) (e) PUBLIC GARAGES, AUTO LAUNDRIES AND AUTO REPAIR AND PAINTING].**

**Surrender Sahota  
1043 Oliver Street  
North Tonawanda, NY 14120**

**Re: Use Variance for a proposed C-2 use in a  
C-1 building to perform auto detailing,  
located at 1043 Oliver Street**

**NEW BUSINESS**

**#1**

**AREA VARIANCE FOR THE INSTALLATION OF A 4' DECORATIVE FENCE MORE THAN 15' FORWARD OF THE PRINCIPAL STRUCTURE. PROPOSED FENCE TO BE INSTALLED 2' FROM FRONT SIDEWALK. [FROM THE POINT 15' FROM THE FRONT OF THE HOUSE TO WITHIN 2' FROM THE FRONT PROPERTY LINE: 3' HIGH FENCE ALLOWED, 50% CLEAR OR PICKET, WITH PICKETS SPACED A MINIMUM OF 2 ¼"].**

**Debra Harrigan  
382 Belmont Ct. East  
North Tonawanda, NY 14120**

**Re: Area Variance to install a 4' aluminum fence  
in front yard, located at 382 Belmont Ct. East**

**#2**

**AREA VARIANCE FOR THE INSTALLATION OF AN 8' CHAIN-LINK FENCE IN THE FRONT YARD BEYOND 15' FROM THE FRONT LINE OF PRINCIPAL STRUCTURE. PROPOSED LOCATION IS 2' - 5' FROM FRONT PROPERTY LINE. [FROM THE POINT 15' FROM THE FRONT OF THE HOUSE TO WITHIN 2' FROM THE FRONT PROPERTY LINE: 3' HIGH FENCE ALLOWED, 50% CLEAR OR PICKET, WITH PICKETS SPACED A MINIMUM OF 2 ¼"].**

**Solvaira Specialty  
65 Bridge Street  
North Tonawanda, NY 14120**

**Re: Area Variance to install an 8' chain- link  
fence in the front yard and beyond 15' from  
the front line of principal structure, located at  
65 Bridge Street**

**#3**

**AREA VARIANCE FOR THE INSTALLATION OF A 4' X 8' MONUMENT STYLE SIGN WITH LED MESSAGE BOARD IN FRONT YARD. [§103-9A (10) (b) [3] IS ATTACHED FLAT AGAINST THE WALL].**

**St. Mark's Episcopal Church  
61 Payne Avenue  
North Tonawanda, NY 14120**

**Re: Area Variance to install a 4' x 8' monument style sign in front yard with LED message board, located at 61 Payne Avenue**

**Ulrich Sign Co.  
Jim Popiela  
177 Oakhurst St.  
Lockport, NY 14094**

**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 May 2, 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.**