

City of North Tonawanda

BOARD OF APPEALS

Edward Smolinski
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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

November 26, 2025

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on **MONDAY, DECEMBER 8, 2025 at 6:00PM** in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeal:

OLD BUSINESS

#1.

AREA VARIANCE TO INSTALL A 20' 5" TALL X 118" WIDE PYLON SIGN WITH AN ELECTRONIC MESSAGE CENTER. [§103-14 4E (11)(h) [3] PROHIBITED SIGN ILLUMINATION. BLINKING, FLASHING, CHASING, AND BARE-BULB SOURCES OF SIGN ILLUMINATION ARE PROHIBITED LIGHT EMITTING DIODE (LED) ILLUMINATION IS PROHIBITED.] [§103-14.4(11) (i) ELECTRONIC MESSAGE DISPLAYS. ELECTRONIC MESSAGE DISPLAYS ARE PROHIBITED. THIS INCLUDES ALL TYPES OF ELECTRONIC MESSAGE DISPLAY, INCLUDE STATIC DISPLAY, MOVING OR TRAVELING TEXT, SCROLLING, VIDEO, OR ANY ANIMATED CONTENT. THIS PROVISION DOES NOT PROHIBIT LED BULBS WITHIN NONELECTRONIC MESSAGE DISPLAYS]. PYLON SIGNS ARE PROHIBITED BY EXCLUSION IN THE DOWNTOWN DISTRICT.

Cornerstone Community FCU
c/o Ulrich Sign Co., Inc.
177 Oakhurst St.
Lockport, NY 14094

Re: Area Variance to install a 20' 5" tall x 118" wide pylon sign to replace existing sign, located at 105 Main Street

NEW BUSINESS

#1.

AREA VARIANCE TO INSTALL A 14' X 28' (392 SQUARE FOOT) ACCESSORY STRUCTURE (SHED) IN REAR YARD. IN ADDITION TO THE EXISTING DETACHED 729 SQUARE FOOT GARAGE. TOTAL STORAGE SQUARE FOOTAGE AFTER VARIANCE WOULD BE 1,121 SQUARE FEET. [§103-6A (9) (e) PRIVATE GARAGES WITH A LIMIT OF 750 SQUARE FEET IN SIZE AND OF SIMILAR CONSTRUCTION STYLE AS THE SURROUNDING NEIGHBORHOOD].

Keith Boyce
542 Sweeney Street
North Tonawanda, NY 14120

Re: Area Variance to install a 14' x 28' shed in addition to the 729 sq. ft detached garage, located at, 542 Sweeney Street

#2.

AREA VARIANCE TO INSTALL A 6' X 8' (48 SQUARE FOOT) OPEN FRONT ENTRY PORCH WITH ROOF ETENDING INTO THE 25' REQUIRED FRONT YARD. TOTAL ENCROACHMENT TO BE 6' LEAVING 19' REMAINING TO FRONT PROPERTY LINE. [§103-8 D1 REQUIRED YARDS (1) FRONT YARD DEPTH, 25 FEET].

**Shawn Jenkins
187 Oelkers Street
North Tonawanda, NY 14120**

**Re: Area Variance to install a 6' x 8' open front
entry porch with extending roof, located at
187 Oelkers Street**

**Theo Young / Rainbow Builders
P.O. Box 453
Lewiston, NY 14092**

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 November 29, 2025

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.