

6:00 P.M.

04-14-25

**** Applicant withdrew variance after discussion with the Building Inspectors Office and Contractor to reduce fence size, where no variance would be required. ****

#2.
AREA VARIANCE TO ERECT A 650 SQ/FT DETACHED GARAGE IN REAR YARD IN ADDITION TO THE 350 SQ/FT ATTACHED GARAGE. [§103-6A (9)(e) PRIVATE GARAGES WITH A LIMIT OF 750 SQUARE FEET IN SIZE AND OF SIMILAR CONSTRUCTION AS THE SURROUNDING NEIGHBORHOOD].

Michael Wachowicz	Re: Area Variance to erect a 650 sq/ft
74 Sweeney Ct.	detached garage in rear yard, located
North Tonawanda, NY 14120	at 71 Sweeney Ct.

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 Kuebler SECONDED by Commissioner Brown
That the Zoning Board of Appeals hereby officially designates themselves as lead agency for said SEQR for 71 Sweeney Ct. and will notify other agencies involved and finds that there will be no significant environmental impact for 71 Sweeney Ct. and as such declares a Negative Declaration on the SEQR with changes to #1 to No, #5.a. to no, #10 to no, & #11 to no.
Ayes: Commissioner Kuebler, Wistner, Brown, Smolinski (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 Michael Wachowicz for a 650 sq/ft detached garage in rear yard located at 71 Sweeney Ct. The request did not change the character of the neighborhood. There was not an alternate solution. The requested area variance was not substantial, and the alleged difficulty was not self-created.
Ayes: Commissioner Kuebler, Wistner, Brown, Smolinski (4)
Nays: None (0)
CARRIED.

#3.
AREA VARIANCE TO INSTALL APPROX. 85 LINEAR FEET OF 6' SOLID FENCE ALONG NORTH PROPERTY LINE (SIDEWALK). CORNER LOT FENCING MUST BE SET BACK 15' FROM PROPERTY LINE IF YOUR REAR LOT LINE ADJOINS YOUR NEIGHBORS SIDE LOT LINE.

Joel Scinta	Re: Area Variance to install approx. 85 linear
272 Spruce Street	feet of 6' solid fence along north property
North Tonawanda, NY 14120	line (sidewalk), located at 272 Spruce 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 Kuebler SECONDED by Commissioner Brown
That the Zoning Board of Appeals hereby officially designates themselves as lead agency for said SEQR for 272 Spruce St. and will notify other agencies involved and finds that there will be no significant environmental impact for 272 Spruce St. and as such declares a

Negative Declaration on the SEQR with changes to #1 to no, #2 to yes, #3. a. b. & c. to less than 1 acer, #5 a. to no, #5 b. to yes, #9 to yes, and #16 to no.

Ayes: Commissioner Kuebler, Wistner, Brown, Smolinski (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 Joel Scinta to install 85 linear ft of 6 ft solid fence north of property line located at 272 Spruce St. The request did not change the character of the neighborhood. There was not an alternate solution. The requested area variance was not substantial, and the alleged difficulty was not self-created.

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

Nays: None (0)

CARRIED.

ADJOURNMENT

MOVED by Commissioner Brown **SECONDED** by Commissioner Kuebler

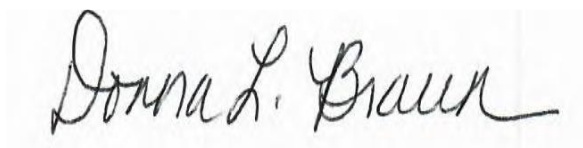
That the meeting of the Zoning Board of Appeals be adjourned.

CARRIED.

Time Adjourned: 6:35 P.M.

Next Regular Meeting: May 12, 2025, at 6:00 P.M.

Respectfully submitted,



Donna L. Braun
City Clerk-Treasurer