

**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**

June 3, 2026

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on **MONDAY, JUNE 15, 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**

**JRS USA LP Fence
Raymond Domin
50 Bridge Street
North Tonawanda, NY 14120**

#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**

#4

AREA VARIANCE TO INSTALL A 6' SOLID FENCE BEHIND DWELLING AND WEST OF PROPERTY LINE. CORNER LOT FENCING MUST BE SET BACK 15' FROM SIDE PROPERTY LINE IF YOUR PROPERTY LINE ADJOINS YOUR NEIGHBORS SIDE PROPERTY LINE.

**Nancy Marotta
1078 Nash Road
North Tonawanda, NY 14120**

Re: Area Variance to install a 6' solid fence along side yard and back property line, located at 1078 Nash Road

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 June 6, 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.