

MOVED by Commissioner Dreier SECONDED by Commissioner Haacker
That the Zoning Board of Appeals hereby grants an area variance to construct a 24' x 32' single story detached pole style garage, with no water, electrical or waste services, at 1532 Sweeney Street as the request did not change the character of the neighborhood; the requested area variance was not substantial and the request will not have an adverse effect on the physical or environmental conditions of the neighborhood.

Ayes: Commissioner Dreier, Evans, Haacker, Braun (4)
Nays: None (0)
CARRIED.

#2.
AREA VARIANCE TO CONVERT EXISTING 2nd FLOOR OFFICES INTO TWO APARTMENTS NOT PERMITTED IN A C-2 ZONING DISTRICT. [§102-12 F REQUIRES A MINIMUM OF 3000 SQ. FT. OF LOT PER DWELLING. §103-15 C (7) REQUIRES A MINIMUM OF 400 SQ. FT. OF GREEN SPACE.]

Dale DiBernardo - Re: 109 Goundry Street
711 Fairmont Avenue
North Tonawanda, NY 14120

MOVED by Commissioner Haacker SECONDED by Commissioner Dreier
That the Zoning Board of Appeals finds that there will be no significant environmental impact and as such declares a Negative Declaration on the SEQR with change as follows: #8c – Yes.

Ayes: Commissioner Dreier, Evans, Haacker, Braun (4)
Nays: None (0)
CARRIED.

MOVED by Commissioner Haacker SECONDED by Commissioner Dreier
That the Zoning Board of Appeals hereby grants an area variance to convert existing 2nd floor offices into two apartments not permitted in a C-2 zoning district at 109 Goundry Street as the request did not change the character of the neighborhood; there was not an alternate solution and the requested area variance was not substantial.

Ayes: Commissioner Dreier, Evans, Haacker, Braun (4)
Nays: None (0)
CARRIED.

ADJOURNMENT

MOVED by Commissioner Haacker SECONDED by Commissioner Dreier
That the meeting of the Zoning Board of Appeals be adjourned.
CARRIED.

Time Adjourned: 6:22P.M.

Next Regular Meeting: February 10, 2014, 6:00 P.M.

Respectfully submitted,

Scott P. Kiedrowski
City Clerk-Treasurer