

**City of North Tonawanda  
BOARD OF APPEALS**

**Kenneth D. Braun**  
*Chairman*  
**Mitchell Dreier**  
**Mark Lemke**  
**Donald Evans**  
**Jacob Haacker**

c/o City Clerk's Office  
City Hall – 216 Payne Avenue  
North Tonawanda, NY 14120  
(716) 695-8555  
**Cosimo R. Capozzi, Building Inspector**  
**Daniel R. Quinn City Clerk-Treasurer**

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November 2, 2016

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on Monday, November 14, 2016 at 6:00PM in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeals:

**NEW BUSINESS**

**#1**

**“SPECIAL USE PERMIT” REQUESTED TO CONDUCT OUTDOOR STORAGE OF MOTOR VEHICLES IN ACCORDANCE WITH SECTION [§ 103-18B (4) OF THE CITY ZONING CODE.]**

**James Bevilacqua**  
**668 Fairmont Avenue**  
**North Tonawanda, NY 14120**

**Re: Special Use Permit to store motor vehicles on empty lot located at 33 Plastics Drive**

**#2**

**USE VARIANCE TO CONVERT EXISTING BUILDING INTO 12 NEW APARTMENTS LESS THAN 500 SQ. FT. [§ 103-8 C (1) (b) MINIMUM 3,000 SQUARE FEET PER DWELLING REQUIRED.] [§ 103-8 F (2) MINIMUM OF 500 SQUARE FEET PER UNIT REQUIRED WHEN THERE ARE TWO OR MORE UNITS.]**

**Armitage Architecture**  
**443 Delaware Ave**  
**Buffalo, NY 14202**

**Re: Use Variance to convert the YWCA located at 49 Tremont Street into 12 new apartments**

**YWCA**

**49 Tremont Street**  
**North Tonawanda, NY 14120**

**#3**

**AREA VARIANCE TO INSTALL A 6' SOLID FENCE @ RIGHT SIDE AND REAR YARD. [§ 103-15 C (b) FENCES NOT PERMITTED IN RESTRICTED AREA- CORNER LOT MODIFICATION.]**

**Alyssa Sumers**  
**1498 Abington Place**  
**North Tonawanda, NY 14120**

**Re: Area Variance to install a 6' solid fence on right side and rear of property located at 1498 Abington Place**

**#4**

**AREA VARIANCE TO CONSTRUCT A 30' x 60' SINGLE STORY STORAGE BUILDING LESS THAN THE REQUIRED 25' FRONT SET BACK. [§ 103-12 D (1) MINIMUM FRONT YARD SET BACK IN AN M-1 ZONE NOT PERMITTED TO BE LESS THAN 25'.]**

**Richard Fix  
108 Sommer Street  
North Tonawanda, NY 14120**

**Re: Area Variance to construct a 30' x 60' single  
story building on property located at 108  
Sommer Street**

**The applications are available for public review during normal business hours at the City Clerk's Office.**

**Kenneth D. Braun  
Board of Appeals Chairman**

**Daniel R. Quinn  
City Clerk-Treasurer**

**Published November 5, 2016**

**NOTICE TO APPELLANTS: 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.**