

**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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March 2, 2016

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

**OLD BUSINESS**

**#1a**

**CONSTRUCT A MIXED USE DEVELOPMENT CONSISTING OF TWO FOUR STORY BUILDINGS GREATER THAN 35' IN HEIGHT, THREE SINGLE STORY CONDOMINIUMS, TWO RETAIL/OFFICE BUILDINGS AND ACCESSORY BUILDINGS[§103-13.2B-RESIDENTIAL AND COMMERCIAL BUILDINGS NOT PERMITTED ON LOTS THAT HAVE WATER FRONTAGE WITHOUT A "SPECIAL USE PERMIT" PER SEC. §103-18B(4)].**

**Rock One Development, LLC**  
10151 Main Street  
Clarence, NY 14031

**Re: Area Variance to construct a mixed use development of buildings greater than 35' in height.**

**#1b**

**CONSTRUCT TWO FOUR STORY BUILDINGS GREATER THAN 35' IN HEIGHT, [§103-2G (1) BUILDINGS NOT PERMITTED TO EXCEED 35' IN HEIGHT IN A WD ZONE-CONSTRUCT 102 APARTMENTS ON EXISTING 259,000 SQ.FT. LOT [§103-13.2G (2) REQUIRES A MINIMUM 294,000 SQ.FT. LOT, 3000 SQ. FT. PER DWELLING].**

**Rock One Development, LLC**  
10151 Main Street  
Clarence, NY 14031

**Re: Use Variance to construct buildings greater than 35' in height in a WD Zone District which requires 294,000 sq. ft. of Lot, 3000 sq. ft. per dwelling.**

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 March 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.