

**City of North Tonawanda
BOARD OF APPEALS**

Kenneth D. Braun
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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

March 2, 2017

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on Monday, March 13, 2017 at 6:00PM in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeals:

OLD BUSINESS

#1

AREA VARIANCE TO CREATE 3 APARTMENTS IN BUILDING PREVIOUSLY USED AS A MOTEL. [§103-8(C)(1)(b) 3000 SQUARE FEET OF LAND IS REQUIRED PER DWELLING UNIT]. [§103-8 (F)(2) FOR 2 OR MORE DWELLING UNITS, EACH UNIT MUST BE A MINIMUM OF 500 SQUARE FEET].

Norma Rosa
191 Bryant Street
North Tonawanda, NY 14120

Re: Area variance to create 3 apartments in building previously used as a motel located at 686 Niagara Falls Blvd

NEW BUSINESS

#1

SPECIAL USE PERMIT TO CONDUCT OUTDOOR STORAGE OF MOTOR VEHICLES PER SECTION §103-18D (4) OF CITY ZONING

Certified Towing
Jeff Braham
146 Ironton Street
North Tonawanda, NY 14120

Re: Special Use Permit to use lot located at 146 Ironton for an Impound Lot/ Storage of motor vehicles

#2

AREA VARIANCE TO SUBDIVIDE 12' OF PROPERTY ON EAST SIDE OF LOT AND SELL AREA TO 102 WEBSTER. [§103-9 C MINIMUM OF 3,000 SQ. FT. PER DWELLING REQUIRED IN ANY C ZONE.] [§103-15 C (7) A MINIMUM OF 400 SQ. FT. OF OPEN SPACE PER UNIT REQUIRED IN A C ZONE.] [§103-16 C (2) A NONCONFORMING USE MAY NOT BE MADE MORE NONCONFORMING.]

Frank G. Akins
10 Goundry Street
North Tonawanda, NY 14120

Re: Area Variance to subdivide 12' of property on east side of lot located at 10 Goundry Street and sell area to 102 Webster Street

Kevin Hughes
3757 Colin Court
North Tonawanda, NY 14120

#3

AREA VARIANCE TO CONVERT EXISTING MIX USE BUILDING TO 3 FAMILY DWELLING. [§103-9 (C) (1) 3000 SQUARE FEET OF LAND REQUIRED PER UNIT.] [§103-9 (C)(3) 2 PARKING SPACES MUST BE PROVIDED FOR EACH UNIT.]

**John Saraceno
816 Sun Valley
North Tonawanda, NY 14120**

**Re: Area Variance to convert existing property
located at 457 Oliver to a 3 family 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 4, 2017

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.