

**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

March 29, 2017

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on Monday, April 10, 2017 at 6:00PM in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeals:

NEW BUSINESS

#1a

AREA VARIANCE TO CONSTRUCT A FOUR STORY, 26 UNIT APARTMENT BUILDING THAT IS NOT PERMITTED ON A WATERFRONT LOT, WITHOUT FRONTING ON A STREET OR HIGHWAY, TALLER THAN PERMITTED, WITH LESS THAN 3,000 SQ. FT. PER DWELLING AND WITH ACCESSORY BUILDING LESS THAN 5' FROM PL, ON PARCEL A WHICH IS A NONCONFORMING WATERFRONT LOT SUBDIVIDED FROM 600 RIVER ROAD. – SEE ATTACHED

#1b

AREA VARIANCE TO CONSTRUCT A FOUR STORY, 26 UNIT APARTMENT BUILDING THAT IS NOT PERMITTED ON A WATERFRONT LOT, WITHOUT FRONTING ON A STREET OR HIGHWAY, TALLER THAN PERMITTED, WITH LESS THAN 3,000 SQ. FT. PER DWELLING AND WITH ACCESSORY BUILDING LESS THAN 5' FROM PL, ON PARCEL B WHICH IS A NONCONFORMING WATERFRONT LOT SUBDIVIDED FROM 600 RIVER ROAD. – SEE ATTACHED

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

- Re: Area Variance to construct a four story, 26 unit apartment building that is not permitted on waterfront lot located at 600 River Road – Parcel A & B

#1c

AREA VARIANCE TO CONSTRUCT A SINGLE STORY, 8 UNIT APARTMENT BUILDING ON A LOT THAT DOES NOT FRONT ON A STREET OR HIGHWAY, AND WITH LESS THAN THE REQUIRED 1.5 ACRES AND LESS THAN 3,000 SQ. FT. PER DWELLING ON PARCEL C WHICH IS SUBDIVIDED FROM 600 RIVER ROAD. –SEE ATTACHED

#1d

AREA VARIANCE TO CONSTRUCT A SINGLE STORY, 8 UNIT APARTMENT BUILDING ON A LOT THAT DOES NOT FRONT ON A STREET OR HIGHWAY, AND WITH LESS THAN THE REQUIRED 1.5 ACRES AND LESS THAN 3,000 SQ. FT. PER DWELLING ON PARCEL D WHICH IS SUBDIVIDED FROM 600 RIVER ROAD. –SEE ATTACHED

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

- Re: Area Variance to construct a single story, 8 unit apartment building on lot that does not front a street or highway located at 600 River Road – Parcel C & D

#1e

AREA VARIANCE TO CONSTRUCT A SINGLE STORY, 10 UNIT APARTMENT BUILDING ON A LOT THAT DOES NOT FRONT ON A STREET OR HIGHWAY, AND WITH LESS THAN THE REQUIRED 1.5 ACRES AND LESS THAN 3,000 SQ. FT. PER DWELLING ON PARCEL E WHICH IS SUBDIVIDED FROM 600 RIVER ROAD. –SEE ATTACHED

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

- Re: Area Variance to construct a single story, 10 unit apartment building on a lot that does not front on a street or highway Located at 600 River Road – Parcel E

#1f

AREA VARIANCE TO CONSTRUCT A TWO STORY, MIXED USE BUILDING ON A LOT WITH LESS THAN THE REQUIRED 1.5 ACRES AND LESS THAN 3,000 SQ.FT. PER DWELLING ON PARCEL F WHICH IS SUBDIVIDED FROM 600 RIVER ROAD. [§103-12 G (2) & (4) MINIMUM LOT OF 1.5 ACRES AND NO LESS THAN 3,000 SQ. FT. PER DWELLING.]

#1g

AREA VARIANCE TO CONSTRUCT A TWO STORY, MIXED USE BUILDING ON A LOT WITH LESS THAN THE REQUIRED 1.5 ACRES AND LESS THAN 3,000 SQ.FT. PER DWELLING ON PARCEL G WHICH IS SUBDIVIDED FROM 600 RIVER ROAD. [§103-12 G (2) & (4) MINIMUM LOT OF 1.5 ACRES AND NO LESS THAN 3,000 SQ. FT. PER DWELLING.]

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

- Re: Area Variance to construct a two story, mixed use building on a lot with less than the required 1.5 acres and less than 3,000 Sq. Ft. per dwelling located at 600 River Road – Parcel F & G

#1h

AREA VARIANCE TO CONSTRUCT A PRIVATE STREET AND PARKING AREA ON A LOT WITH LESS THAN THE REQUIRED 1.5 ACRES ON PARCEL H WHICH IS SUBDIVIDED FROM 600 RIVER ROAD. [§103-12 G (2) MINIMUM LOT OF 1.5 ACRES REQUIRED IN A WD ZONING DISTRICT] AND [§103-12G (7) MINIMUM LANDSCAPE OF 15% REQUIRED.]

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

- Re: Area Variance to construct a private street and parking area on a lot with less than the required 1.5 acres located at 600 River Road – Parcel H

#2

AREA VARIANCE TO CONVERT AN EXISTING SIX UNIT APARTMENT BUILDING INTO SEVEN UNITS. [§103-9C (1) MINIMUM OF 3,000 SQ. FT. OF LOT PER DWELLING REQUIRED.] [§103-9C (3) MINIMUM OF TWO PARKING SPACES PER DWELLING REQUIRED.] [§103-9F (2) MINIMUM OF 500 SQ. FT. PER UNIT REQUIRED.]

**Kelley P. Getz
Savarino Companies LLC
500 Seneca St. Suite 508
Buffalo, NY 14204**

- Re: Area Variance to convert an existing six unit apartment building into seven units located at 434 Payne Avenue

#3

AREA VARIANCE TO REMODEL FIRST FLOOR AREA, CENTER TO APARTMENT #3, FOR A TOTAL OF FOUR (4) DEWELLING UNITS. ALSO FUTURE REMODEL OF FIRST FLOOR AREA, LEFT SIDE TO APARTMENT #1, FOR A TOTAL OF (5) UNITS. [§103-9 (C) (1) 3000 SQUARE FEET OF LAND REQUIRED FOR EACH DWELLING UNIT.]

**Clifford J. Schimpf
506 Oliver Street #1
North Tonawanda, NY 14120**

- Re: Area Variance to build a new 1 bedroom apartment within existing building at 500 Oliver 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 April 1, 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.