

**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

April 17, 2017

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on Monday, May 1, 2017 at 6:00PM in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeals:

OLD 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**

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 22, 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.