

**City of North Tonawanda  
BOARD OF APPEALS**

Edward Smolinski  
Chairman  
Jacob Haacker  
Will Guagliardo  
Katelyn Wistner  
Scott Kuebler

c/o City Clerk's Office  
City Hall – 216 Payne Avenue  
North Tonawanda, NY 14120  
(716) 695-8000 ext.4  
Robert C. DePaolo, Building Inspector  
Donna L. Braun, City Clerk-Treasurer

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September 4, 2024

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on **MONDAY, SEPTEMBER 16, 2024 at 6:00PM** in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeal:

**NEW BUSINESS**

#1.

**USE VARIANCE TO PERMIT OUTPATIENT VETERINARY CARE IN A FORMER HEALTH CARE TENANT SPACE IN AN R-C ZONE. SMALL ANIMAL HOSPITALS FIRST PERMITTED IN A C-2 ZONE. [§103.11-A (2)(m) SMALL ANIMAL HOSPITALS, KENNELS].**

525 Wheatfield LLC  
601 Division Street  
North Tonawanda, NY 14120

**Re: Use Variance to move an urgent care for  
pets into an existing Medical Facility,  
located at 1089 Kinkead Avenue**

#2.

**AREA VARIANCE TO ERECT A 1,020 SQ/FT GARAGE ADDITION TO SINGLE DWELLING. [§103-6A (9)(e) PRIVATE GARAGES WITH A LIMIT OF 750 SQUARE FEET IN SIZE AND OF SIMILAR CONSTRUCTION STYLE AS THE SURROUNDING NEIGHBORHOOD].**

Patricia McCarthy  
100 Witmer Road  
North Tonawanda, NY 14120

**Re: Area Variance to erect a 1,020 sq/ft garage  
addition, located at 100 Witmer Road**

#3.

**AREA VARIANCE TO ERECT A 6' SOLID FENCE ALONG EAST (SIDEWALK) AND SOUTH PROPERTY LINES. NT FENCE REGULATION. CORNER LOT FENCING MUST BE SET BACK 15' FROM PROPERTY LINE IF YOUR REAR YARD ADJOINS YOUR NEIGHBORS SIDE YARD.**

Byron Zaharako  
849 Park Avenue  
North Tonawanda, NY 14120

**Re: Area Variance to erect a 6' solid fence along  
sidewalk and south property line, located at  
849 Park Avenue**

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

Edward Smolinski  
Board of Appeals Chairman

Donna L. Braun  
City Clerk-Treasurer

Published September 7, 2024

**NOTICE TO APPELANTS:** 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.