BOARD OF APPEALS Regular Session North Tonawanda, New York 14120 Monday, January 13, 2025 6:00 P.M.

THE REGULAR SESSION OF THE BOARD OF APPEALS WAS CALLED TO ORDER BY COMMISSIONER SMOLINSKI.

ROLL CALL

Present:	Chairman Smolinski Commissioner Haacker, Wistner, Guagliardo
Absent:	Commissioner Kuebler
Also Present:	Asst. City Attorney Mario Gregori Building Inspector Robert C. DePaolo

APPROVAL OF THE MINUTES OF THE REGULAR SESSION OCTOBER 21, 2024

MOVED by Commissioner WistnerSECONDED by Commissioner HaackerThat the minutes of the regular session held October 21, 2024, be approved as circulatedand filed in the office of the City Clerk-Treasurer.Ayes: Commissioner Haacker, Wistner, Guagliardo, Smolinski(4)Nays: None(0)CARRIED.

PROOF OF PUBLICATION PUBLISHED OCTOBER 12, 2024

MOVED by Commissioner Guagliardo SECONDED by Commissioner Haacker That the proof of publication presented by the Clerk of the Board of Appeals of the notice of a public hearing of the various appeals filed with and to be presented at the regular session of the Board of Appeals, which was published October 12, 2024, be received and filed.

Ayes: Commissioner Haacker, Wistner, Guagliardo, Smolinski	(4)
Nays: None	(0)
CARRIED.	

NEW BUSINESS

#1.

USE VARIANCE TO ALLOW THE OPERATIONOF A RETAIL BAKERY IN AN R-C DISTRICT. [§103-10 C-1 A(2) RETAIL STORES AND PERSONAL SERVICE ESTABLISHMENTS].

Sherry Waild 1728 Linden Avenue North Tonawanda, NY 14120 Re: Use Variance to operate a bakery in an R-C District, located at 135 Division Street

At this time the Chairman asked if anyone wanted to speak for or against the requested variance.

There were no speakers for or against the requested area variance.

#2.

AREA VARIANCE TO ERECT A 1,500 SQUARE FOOT ADDITION TO EXISTING STORAGE BUILDING. EXISTING STORAGE SQ/FT IS 2,400. [§103-6A (9) (e) PRIVATE GARAGES WITH A LIMIT OF 750 SQUARE FEET IN SIZE AND OF SIMILAR CONSTRUCTION STYLE AS THE SURROUNDING NEIGHBORHOOD].

Jeffrey Zellner 537 Witmer Road North Tonawanda, NY 14120 Re: Area Variance to erect a 1,500 sq/ft addition to an existing 2,400 sq/ft storage building, located at 537 Witmer Road

At this time the Chairman asked if anyone wanted to speak for or against the requested variance.

There were no speakers for or against the requested area variance.

MOVED by Commissioner WistnerSECONDED by Commissioner GuagliardoThat the Zoning Board of Appeals hereby makes no decision on the SEQR and tables the
fore mentioned request for 30 days for further review.Ayes: Commissioner Haacker, Wistner, Guagliardo, Smolinski(4)Nays: None(0)CARRIED.

ADJOURNMENT

MOVED by Commissioner Wistner SECONDED by Commissioner Guagliardo That the meeting of the Zoning Board of Appeals be adjourned. CARRIED.

Time Adjourned: 6:16 P.M. Next Regular Meeting: February 10, 2025 at 6:00 P.M.

Respectfully submitted,

Jonna L. Braun

Donna L. Braun City Clerk-Treasurer