



Zoning Board of Appeals

2919 Delaware Avenue, RM 14
Kenmore, NY 14217
(716) 877-8800

Zoning Board of Appeals

www.tonawanda.ny.us

Regular
~ Agenda ~

Marguerite Greco
Town Clerk

Wednesday, July 19, 2017

6:30 PM

Council Chambers - Municipal Building

I. CALL TO ORDER

CHAIRMAN: Zoning Board of Appeals 6:30 PM Meeting called to order on July 19th, 2017 at Council Chambers - Municipal Building, 2919 Delaware Ave., Kenmore, NY.

Attendee Name	Present	Absent	Late	Arrived
Chairman John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Member James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Member Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Member Brian C. Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Member Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Alternate James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Alternate Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

II. APPROVAL OF MINUTES

A. Approve Minutes of Zoning Board Meeting held June 21st, 2017.

CHAIRMAN: The Clerk presented MINUTES of the Zoning Board of Appeals meeting held on June 21st, 2017.

CHAIRMAN: Motion approve these minutes as typed and presented.

VOTING:

✓ Vote Record – APPROVE ZBA MINUTES OF JUNE 21 ST , 2017					
		Yes/Aye	No/Nay	Abstain	
<input type="checkbox"/> Granted	John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Denied	Brian Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> As Amended	Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

III. HEARINGS ON APPEALS - (8)

CHAIRMAN: Decisions from tonight's hearings will be rendered after the hearings, if possible, or at the next Zoning Board of Appeals meeting to be held on August 16th, 2017 at 6:30 PM.

1. **Applicant Name: Christopher Sitek**
Owner Name: Christopher Sitek
900 Creekside Drive
Town of Tonawanda, NY

Area Variance:

Proposed detached garage would result in total garage space exceeding the maximum allowable size by approximately (80) square feet.

Zoning Classification: A - First Residential
Section of Code: Article IV; Section 215-12 E:

"...Private garage facilities consisting of...an attached garage and one detached garage with a maximum combined garage floor area of 860 square feet with no accessory structure."

No written communications have been received.

THERE APPEARED:

Building Department Official: _____

For Petitioner/Applicant: _____

Others (In Support of): _____

Others (In Opposition to): _____

VOTING:

✓ Vote Record – CLOSE HEARING ZBA APPEAL 2017-24				
		Yes/Aye	No/Nay	Abstain
<input type="checkbox"/> Close	John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reopen	Brian Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ZONING BOARD OF APPEALS AREA VARIANCE FINDINGS AND DECISION:

- A. Will an undesirable change be produced in the character of the neighborhood? Yes
 No

- B. Can the benefit sought by applicant(s) be achieved by a feasible alternative to the variance? Yes
 No

Reasons: _____

- C. Is requested variance substantial? Yes
 No

- D. Will the variance have an adverse impact on the physical or environmental conditions of the neighborhood? Yes No

Reasons: _____

- E. Is the alleged difficulty self-created? Yes No

Reasons: _____

- F. Does the benefit to the applicant(s) outweigh the detriment to the Neighborhood or community? Yes No

Reasons: _____

- G. Is this the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community? Yes No

Reasons: _____

Conditions (if applicable): The ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community, for the reasons following:

Condition No. 1: _____

Adverse impact to be minimized: _____

Condition No. 2: _____

Adverse impact to be minimized: _____

VOTING:

✓ Vote Record – ZBA APPEAL 2017-24					
			Yes/Aye	No/Nay	Abstain
<input type="checkbox"/>	Granted	John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Tabled	James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Denied	Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Withdrawn	Brian Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 2. **Applicant Name: Linda Clark**
Owner Name: Linda Clark
298 Newell Avenue
Town of Tonawanda, NY

Area Variance:

Proposed lot-line fence would exceed the maximum allowable height by approximately (2) feet.

Zoning Classification: A - First Residential
Section of Code: Article IV; Section 215-16A

"No lot-line fence exceeding four feet in height shall be erected from...the rear of the main body of the dwelling forward...to the front of the main body of the dwelling."

No written communications have been received.

THERE APPEARED:

Building Department Official: _____

For Petitioner/Applicant: _____

Others (In Support of): _____

Others (In Opposition to): _____

VOTING:

✓ Vote Record – CLOSE HEARING ZBA APPEAL 2017-25				
		Yes/Aye	No/Nay	Abstain
<input type="checkbox"/> Close	John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reopen	Brian Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ZONING BOARD OF APPEALS AREA VARIANCE FINDINGS AND DECISION:

- A. Will an undesirable change be produced in the character of the neighborhood? Yes
 No

- B. Can the benefit sought by applicant(s) be achieved by a feasible alternative to the variance? Yes
 No

Reasons: _____

- C. Is requested variance substantial? Yes
 No

- D. Will the variance have an adverse impact on the physical or environmental conditions of the neighborhood? Yes No

Reasons: _____

- E. Is the alleged difficulty self-created? Yes No

Reasons: _____

- F. Does the benefit to the applicant(s) outweigh the detriment to the Neighborhood or community? Yes No

Reasons: _____

- G. Is this the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community? Yes No

Reasons: _____

Conditions (if applicable): The ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community, for the reasons following:

Condition No. 1: _____

Adverse impact to be minimized: _____

Condition No. 2: _____

Adverse impact to be minimized: _____

VOTING:

✓ Vote Record – ZBA APPEAL 2017-25					
			Yes/Aye	No/Nay	Abstain
<input type="checkbox"/>	Granted	John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Tabled	James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Denied	Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Withdrawn	Brian Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. **Applicant Name: Joseph Allaire**
Owner Name: Joseph Allaire
264 Hartford Avenue
Town of Tonawanda, NY

Area Variance:

Proposed air conditioner condenser would be located in the front yard.

Zoning Classification: A - First Residential

Section of Code: Article IV; Section 215-12M:

"No...air conditioner condenser...shall be located in any side or front yard."

No written communications have been received.

THERE APPEARED:

Building Department Official: _____

For Petitioner/Applicant: _____

Others (In Support of): _____

Others (In Opposition to): _____

VOTING:

✓ Vote Record – CLOSE HEARING ZBA APPEAL 2017-26				
		Yes/Aye	No/Nay	Abstain
<input type="checkbox"/> Close	John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reopen	Brian Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ZONING BOARD OF APPEALS AREA VARIANCE FINDINGS AND DECISION:

- A. Will an undesirable change be produced in the character of the neighborhood? Yes
 No

- B. Can the benefit sought by applicant(s) be achieved by a feasible alternative to the variance? Yes
 No

Reasons: _____

- C. Is requested variance substantial? Yes
 No

- D. Will the variance have an adverse impact on the physical or environmental conditions of the neighborhood? Yes No

Reasons: _____

- E. Is the alleged difficulty self-created? Yes No

Reasons: _____

- F. Does the benefit to the applicant(s) outweigh the detriment to the Neighborhood or community? Yes No

Reasons: _____

- G. Is this the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community? Yes No

Reasons: _____

Conditions (if applicable): The ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community, for the reasons following:

Condition No. 1: _____

Adverse impact to be minimized: _____

Condition No. 2: _____

Adverse impact to be minimized: _____

VOTING:

✓ Vote Record – ZBA APPEAL 2017-26					
			Yes/Aye	No/Nay	Abstain
<input type="checkbox"/>	Granted	John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Tabled	James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Denied	Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Withdrawn	Brian Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. **Applicant Name: Timothy Dickey**
Owner Name: Timothy Dickey
196 Sweet Briar Road
Town of Tonawanda, NY

Area Variance:

Proposed utility building would encroach approximately (3) feet into the required rear setback.

Zoning Classification: A - First Residential

Section of Code: Article IV; Section 215-12G:

"An...accessory structure erected on the rear of a corner lot and adjacent to the side line of an interior lot shall sit not less than 6 feet from the above-mentioned side line."

No written communications have been received.

THERE APPEARED:

Building Department Official: _____

For Petitioner/Applicant: _____

Others (In Support of): _____

Others (In Opposition to): _____

VOTING:

✓ Vote Record – CLOSE HEARING ZBA APPEAL 2017-27					
			Yes/Aye	No/Nay	Abstain
<input type="checkbox"/>	Close	John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Reopen	Brian Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ZONING BOARD OF APPEALS AREA VARIANCE FINDINGS AND DECISION:

- A. Will an undesirable change be produced in the character of the neighborhood? Yes
 No

- B. Can the benefit sought by applicant(s) be achieved by a feasible alternative to the variance? Yes
 No

Reasons: _____

- C. Is requested variance substantial? Yes
 No

- D. Will the variance have an adverse impact on the physical or environmental conditions of the neighborhood? Yes No

Reasons: _____

- E. Is the alleged difficulty self-created? Yes No

Reasons: _____

- F. Does the benefit to the applicant(s) outweigh the detriment to the Neighborhood or community? Yes No

Reasons: _____

- G. Is this the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community? Yes No

Reasons: _____

Conditions (if applicable): The ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community, for the reasons following:

Condition No. 1: _____

Adverse impact to be minimized: _____

Condition No. 2: _____

Adverse impact to be minimized: _____

VOTING:

✓ Vote Record – ZBA APPEAL 2017-27					
			Yes/Aye	No/Nay	Abstain
<input type="checkbox"/>	Granted	John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Tabled	James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Denied	Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Withdrawn	Brian Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. **Applicant Name: Colleen Dachs**
Owner Name: Colleen Dachs
49 Evergreen Drive
Town of Tonawanda, NY

Area Variance:

Proposed utility building would exceed the maximum allowable size by approximately (24) square feet.

Zoning Classification: A - First Residential

Section of Code: Article IV; Section 215-12F:

"An accessory structure...shall not exceed a maximum area of 144 square feet."

No written communications have been received.

THERE APPEARED:

Building Department Official: _____

For Petitioner/Applicant: _____

Others (In Support of): _____

Others (In Opposition to): _____

VOTING:

✓ Vote Record – CLOSE HEARING ZBA APPEAL 2017-28				
		Yes/Aye	No/Nay	Abstain
<input type="checkbox"/> Close	John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reopen	Brian Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ZONING BOARD OF APPEALS AREA VARIANCE FINDINGS AND DECISION:

- A. Will an undesirable change be produced in the character of the neighborhood? Yes
 No

- B. Can the benefit sought by applicant(s) be achieved by a feasible alternative to the variance? Yes
 No

Reasons: _____

- C. Is requested variance substantial? Yes
 No

- D. Will the variance have an adverse impact on the physical or environmental conditions of the neighborhood? Yes No

Reasons: _____

- E. Is the alleged difficulty self-created? Yes No

Reasons: _____

- F. Does the benefit to the applicant(s) outweigh the detriment to the Neighborhood or community? Yes No

Reasons: _____

- G. Is this the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community? Yes No

Reasons: _____

Conditions (if applicable): The ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community, for the reasons following:

Condition No. 1: _____

Adverse impact to be minimized: _____

Condition No. 2: _____

Adverse impact to be minimized: _____

VOTING:

✓ Vote Record – ZBA APPEAL 2017-28					
			Yes/Aye	No/Nay	Abstain
<input type="checkbox"/>	Granted	John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Tabled	James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Denied	Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Withdrawn	Brian Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. **Applicant Name: John Cave**
Owner Name: John Cave
163 Burnside Drive
Town of Tonawanda, NY

Area Variance:

Utility building exceeds the maximum allowable size by approximately (106) square feet.

Zoning Classification: A - First Residential

Section of Code: Article IV; Section 215-12F:

"An accessory structure... shall not exceed a maximum area of 144 square feet."

One written communication in support, 157 Burnside Drive, Joann Amigone.

THERE APPEARED:

Building Department Official: _____

For Petitioner/Applicant: _____

Others (In Support of): _____

Others (In Opposition to): _____

VOTING:

✓ Vote Record – CLOSE HEARING ZBA APPEAL 2017-29				
		Yes/Aye	No/Nay	Abstain
<input type="checkbox"/> Close	John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reopen	Brian Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ZONING BOARD OF APPEALS AREA VARIANCE FINDINGS AND DECISION:

- A. Will an undesirable change be produced in the character of the neighborhood? Yes
 No

- B. Can the benefit sought by applicant(s) be achieved by a feasible alternative to the variance? Yes
 No

Reasons: _____

- C. Is requested variance substantial? Yes
 No

- D. Will the variance have an adverse impact on the physical or environmental conditions of the neighborhood? Yes No

Reasons: _____

- E. Is the alleged difficulty self-created? Yes No

Reasons: _____

- F. Does the benefit to the applicant(s) outweigh the detriment to the Neighborhood or community? Yes No

Reasons: _____

- G. Is this the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community? Yes No

Reasons: _____

Conditions (if applicable): The ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community, for the reasons following:

Condition No. 1: _____

Adverse impact to be minimized: _____

Condition No. 2: _____

Adverse impact to be minimized: _____

VOTING:

✓ Vote Record – ZBA APPEAL 2017-29					
			Yes/Aye	No/Nay	Abstain
<input type="checkbox"/>	Granted	John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Tabled	James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Denied	Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Withdrawn	Brian Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#7. Applicant Name: William Turski
Owner Name: William Turski
106 St. Amelia Drive
Town of Tonawanda, NY

Area Variance:

Proposed expansion of gravel area for recreational vehicle parking by (10) feet is on a non-approved surface.

Zoning Classification: A - First Residential

Section of Code: Article XIII; Section 215-86A:

"Parking of seasonal vehicles, boats, trailers or recreational vehicles is permitted behind the building setback requirements on an approved surface, provided that said vehicles are registered and licensed, are not used for living purposes, do not obstruct vision and do not occupy required parking space."

No written communications have been received.

THERE APPEARED:

Building Department Official: _____

For Petitioner/Applicant: _____

Others (In Support of): _____

Others (In Opposition to): _____

VOTING:

✓ Vote Record – CLOSE HEARING ZBA APPEAL 2017-30					
			Yes/Aye	No/Nay	Abstain
<input type="checkbox"/> Close	John Joseph		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James Louis		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Florine Luhr		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reopen	Brian Mahoney		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Karen Ginnane		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James McGee		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Joseph Wolf		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ZONING BOARD OF APPEALS AREA VARIANCE FINDINGS AND DECISION:

A. Will an undesirable change be produced in the character of the neighborhood? Yes
 No

B. Can the benefit sought by applicant(s) be achieved by a feasible alternative to the variance? Yes
 No

Reasons: _____

C. Is requested variance substantial? Yes
 No

- D. Will the variance have an adverse impact on the physical or environmental conditions of the neighborhood? Yes No

Reasons: _____

- E. Is the alleged difficulty self-created? Yes No

Reasons: _____

- F. Does the benefit to the applicant(s) outweigh the detriment to the Neighborhood or community? Yes No

Reasons: _____

- G. Is this the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community? Yes No

Reasons: _____

Conditions (if applicable): The ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community, for the reasons following:

Condition No. 1: _____

Adverse impact to be minimized: _____

Condition No. 2: _____

Adverse impact to be minimized: _____

VOTING:

✓ Vote Record – ZBA APPEAL 2017-30					
			Yes/Aye	No/Nay	Abstain
<input type="checkbox"/>	Granted	John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Tabled	James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Denied	Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Withdrawn	Brian Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. **Applicant Name: Deanne McDonell**
Owner Name: Deanne McDonell
118 Princeton Blvd.
Town of Tonawanda, NY

Area Variance:

Proposed front two-story addition would encroach approximately (8) feet into established front yard setback.

Zoning Classification: A - First Residential
Section of Code: Article IV; Section 215-13A

"The front yard shall be... as established by the building line of buildings that have been erected."

No written communications have been received.

THERE APPEARED:

Building Department Official: _____

For Petitioner/Applicant: _____

Others (In Support of): _____

Others (In Opposition to): _____

VOTING:

✓ Vote Record – CLOSE HEARING ZBA APPEAL 2017-31				
		Yes/Aye	No/Nay	Abstain
<input type="checkbox"/> Close	John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reopen	Brian Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ZONING BOARD OF APPEALS AREA VARIANCE FINDINGS AND DECISION:

A. Will an undesirable change be produced in the character of the neighborhood? Yes
 No

B. Can the benefit sought by applicant(s) be achieved by a feasible alternative to the variance? Yes
 No

Reasons: _____

C. Is requested variance substantial? Yes
 No

- D. Will the variance have an adverse impact on the physical or environmental conditions of the neighborhood? Yes No

Reasons: _____

- E. Is the alleged difficulty self-created? Yes No

Reasons: _____

- F. Does the benefit to the applicant(s) outweigh the detriment to the Neighborhood or community? Yes No

Reasons: _____

- G. Is this the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community? Yes No

Reasons: _____

Conditions (if applicable): The ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community, for the reasons following:

Condition No. 1: _____

Adverse impact to be minimized: _____

Condition No. 2: _____

Adverse impact to be minimized: _____

VOTING:

✓ Vote Record – ZBA APPEAL 2017-31					
			Yes/Aye	No/Nay	Abstain
<input type="checkbox"/>	Granted	John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Tabled	James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Denied	Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Withdrawn	Brian Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IV. ADJOURN TO THE NEXT ZONING BOARD OF APPEALS MEETING

CHAIRMAN: Motion to adjourn to the next Zoning board of Appeals meeting scheduled, Wednesday, August 16th, 2017, at 6:30 PM.

VOTING:

✓ Vote Record – ADJOURN TO THE NEXT ZBA MEETING AUGUST 16 TH , 2017				
		Yes/Aye	No/Nay	Abstain
<input type="checkbox"/> Granted	John Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	James Louis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Denied	Florine Luhr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Brian Mahoney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Karen Ginnane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James McGee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Joseph Wolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Meeting Adjourned at _____.