

Clerk

CITY OF TONAWANDA, NEW YORK

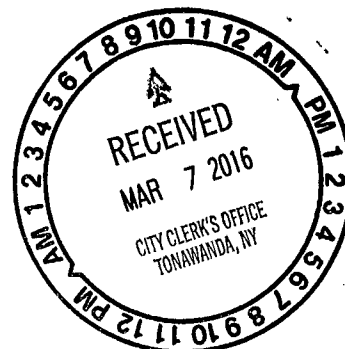
BOARD OF APPEALS

200 Niagara Street • Tonawanda, New York 14150-1099

716-695-1806



David Bernosky
Chairman



MEETING MINUTES February 29, 2016

- I. Meeting called to order at 6:30 pm by Acting Chairman Scinta. Members present: Bognar, Horn, Koch, Scinta. Absent: Bernosky
- II. Approve minutes of January 25, 2016. Motion to accept the minutes by Koch, second by Horn. Vote: Bernosky-no vote, Bognar-abstain, Horn-yes, Koch-yes, Scinta-yes. Minutes approved.
- III. Variance(s) to be discussed tonight:
01-16 242 Ilion Street. This variance application is being made by Gary P. Garippo. The applicant is seeking relief from the minimum side yard for dwellings. The proposed garage and dwelling addition will have a side yard of zero feet to the exterior wall. The statute requires a five foot side yard. One piece of correspondence was received in favor of this variance. Mr. Garippo was present and explained the Board heard this variance in 2012 but was not bank approved. The bank only approved him for 1/3 of the amount. It has taken a few years to raise the necessary funds. They currently have a single car attached garage 16 x 21 ½ feet. He wants to take it to take it to the property line. Right now has a single car in garage and everything else is sitting outside under a tarp. They would like to make it wider and a loft above for storage. He will also use this area for martial arts working out. Will there be any bedrooms there? No, that is not the intent at this time. Horn: right up to the lot line? Yes. Bognar: last time went right up to lot line? YES. Many houses up and down the right of way have sheds and structures on this property. City is supposed to maintain sidewalk to street. Most of his neighbors maintain it. National Grid doesn't come until they are called to mow. Scinta consulted Google Earth to see if there are any other structures. Erik Lindhurst noted the structure must be fire rated with no windows or doors on that side. DISCUSSION CLOSED.

A motion was made by Horn to approve the variance as it will not produce an undesirable change in the neighborhood, it has been targeted for that specific use and the requested variance is minimal. This will not create any adverse physical or environmental conditions in the neighborhood. Second by Koch. VOTE: Bernosky-no vote, Bognar-yes, Horn-yes, Koch-yes, Scinta-yes. VARIANCE APPROVED.

02-16 281 Hamilton Avenue. This variance application is being made by William Smith. The applicant is seeking relief from the ordinance which requires no solid fence in excess of 30 inches in height shall be erected or allowed in any yard within 15 feet of the street right-of-way. Two pieces of correspondence were received in favor of this variance. Mr. Smith was present and stated he wishes to get a new fence. He was in front of the Board 20-25 years ago for the previous fence. The Plymouth side of the fence has been leaning.

BOARD OF APPEALS
MEETING MINUTES
FEBRUARY 29, 2016
PAGE 2

Put in posts and nothing is working. Wants to put in a 6 foot fence (31 sections at \$100 per section). Would like to keep it-at-5, but then the price will be \$200.00 per section. Horn: how far? 6 feet to the back corner of the house, "S" unit dropped to 4 foot down driveway to front portion of the house. It will then go to 2-rail privacy fence. Erik: issue is because it is a corner lot. Bognar: How far back? 2 foot off sidewalk. Will be using the same fence line for the new fence. Will transition to "ranch style" in the front. Visibility will actually be a bit better than with the old fence.

A motion was made by Koch to approve the variance as it will not produce an undesirable change in the neighborhood, it has been targeted for that specific use and the requested variance is minimal. This will not create any adverse physical or environmental conditions in the neighborhood, second by Horn. VOTE: Bernosky-no vote, Bognar-yes, Horn-yes, Koch-yes, Scinta-yes. VARIANCE APPROVED.

- IV. Variances to be discussed next month:
NONE

Next meeting March 28, 2016. Bognar noted he will not be in attendance.

Motion to adjourn made by Scinta All in favor. Meeting adjourned at 7:00 pm.

Respectfully submitted,

Melissa Kossow

Melissa C. Kossow CPS
Recording Secretary

cc: all BOA members, Mayor Davis, E. Lindhurst, G. Syposs