

Syposs

CITY OF TONAWANDA, NEW YORK

BOARD OF APPEALS

200 Niagara Street • Tonawanda, New York 14150-1099

716-695-1806



David Bernosky
Chairman

ANNED

SCANNED



MEETING MINUTES November 28, 2016

- I. Meeting called to order at 6:30 pm by Chairman Bernosky. Members present: Bernosky, Bognar, Horn, Koch, Scinta
- II. Approve minutes of October 31, 2016. Motion to accept minutes made by Scinta, second by Horn. Vote: Bernosky-yes, Bognar-yes, Horn-yes, Koch-yes, Scinta-yes. Minutes approved.
- III. Variance to be discussed tonight:
07-16 121 Adam Street made by Sharon and Mike Moore. The owners are asking for a parking space in front of their rental property. 200 Broad Street is landlocked and parking must be accessed from 121 Adam Street. No correspondence was received regarding this variance. Sharon and Mike Moore purchased the property for rental income. There is no parking on the Broad Street side of the house. There is a small area between the houses for parking. The neighbor parks in front of their house. Horn: Adam Street is a double. Mike Moore stated their house is the only house on Broad next to the old Board of Education. The properties sat in emptiness and they decided to restore both properties. It was built in 1910, when families might have one car. Three to four cars can fit in the lot but would require jockeying around by tenants. They put high end finishes in it in order to attract a higher grade of tenant. Sean Rautenstraub, 133 Elmwood Park West was present and spoke in favor of the Moore's project. He is also the 3rd ward Councilmember. When campaigning, he noticed too many homes not being taken care of. He stated the Broad Street property is fantastic. Sharon stated many of the rental properties in the area are owned by slumlords. They made a decision that they would add to the property and fix up for a tenant with a higher income. They only purchase property that they would want to live in. They are very intent on adding value to the community. We are not willing to buy a house and destroy it by chopping it up into multiple units. Horn: do you have anything that has exact measurements and how far over you want to go? Just want to go to the right hand side of the sidewalk. 8 feet. Do you have an easement with next door neighbor? No, not a shared driveway. Horn: so you are looking to take the spot just like next door. No need to widen the apron. They would be willing to replace the sidewalk. The tree is staying. They would need to use City property. The angle would only go to the sidewalk. They want to replace the driveway because of crumbling. Koch: facing to the left, is that your shrub? No. belongs to carriage house next door. The front house is a single, back house is a double. Right hand side of duplex has been vacant for 18 years. No idea what was going on previously. The single house was in foreclosure and was going through rehab when they purchased it. They can't rent for \$1,200 plus utilities and ask to move cars around. Horn: taking driveway all the way to the side of the house? Erik -says that is ok. Standard parking space is 9x19. Koch: think about moving stairs? No, not interested in this.

DISCUSSION CLOSED.

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Motion 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, Bognar-no, Horn-yes, Koch-yes, Scinta-no

Motion DENIED. Chairman Bernosky encouraged the Moore's to contact the Common Council to get the parking ordinance changed.

IV. New Business

08-16 225 Niagara Street – garage addition that will exceed the 30% max yard coverage.

09-16 227 Broad Street – 15 foot pool installation in rear yard

Motion to hear at December meeting made by Horn, second by Koch.

All in favor. Bernosky-yes, Bognar-yes, Horn-yes, Koch-yes, Scinta-yes

Chairman Bernosky reminded those present to remember the mandated 4-hour training course. This must be done by December 31st.

Tentative meeting dates for 2017 are as follows:

January 23, February 27, March 27, April 24, May 22, June 26, July 31, August 28, September 25, October 30, November 27, December 18. These dates will be voted on at the December meeting.

Next meeting December 19, 2016 at 6:30 pm.

Informal meeting will be held at 6:00 pm to discuss variance

Motion to adjourn by Bernosky. 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