

ZONING BOARD OF APPEALS

MEETING DATES

January 21, 2014

July 15, 2014

February 18, 2014

August 19, 2014

March 18, 2014

September 16, 2014

April 15, 2014

October 21, 2014

May 20, 2014

November 18, 2014

June 17, 2014

December 16, 2014



**NIAGARA FALLS ZONING BOARD OF APPEALS
CITY OF NIAGARA FALLS, NEW YORK**

A hearing of the Niagara Falls Zoning Board of Appeals will be held on **Tuesday, October 21, 2014 at 5:30 p.m.**, in the City Council Chambers, First Floor, City Hall. If you have any questions, please contact the Department of Code Enforcement at 286-4450.

APPLICANT OR REPRESENTATIVE MUST BE PRESENT

A-3984 – Mike Stallard II, as owner of property located at 8713 Munson Avenue to sub-divide lot to erect single family home. Lot No. 3 on Mang Avenue – Minimum size lot is 6000 square feet. The applicant is proposing 3400 square feet. The variance requested is 2600 square feet. Minimum lot width is 60'. The applicant is proposing 45', therefore, requesting a variance of 15'. 8713 Munson Avenue – Minimum rear yard setback is 20'. The applicant is proposing a 13' rear yard setback, therefore, is requesting a variance of 7'.

A-3985 – Louis Fontana, as owner of property located at 1571 Benjamin Drive to erect an addition to an existing attached garage on the south side. A 9' side yard setback is required on the south side. Applicant is proposing a 0' side yard setback on the south side, therefore, requesting a variance of 9'.

REMOVE FROM TABLE

U-3982 – Niagara Rescue Gospel Mission as owner of the property located at 1023 Ferry Avenue. The applicant is applying for a use variance. The Zoning Board of Appeals previously determined that the existing use is an illegal, non-conforming use. The applicant is proposing to use the property for all current uses (group home, meal facility, homeless residential facility) as homeless residential facility.

SP-3983 – Niagara Rescue Gospel Mission as owner of the property located at 1023 Ferry Avenue. If the Zoning Board of Appeals grants a use variance for action No. U-3982, the applicant seeks a special permit for the operation of the facility as set forth in U-3982.

Respectfully submitted,

Julie Kunecki
Secretary
Niagara Falls Zoning Board of Appeals



City of Niagara Falls, New York

Planning Board Members - 2015

Richard D. Smith, Chairman

Tony Palmer, Vice Chairman

Laurie Davis

Willie Dunn

Robert Kazeangin

Charles MacDougall

Timothy Polka

Earl Smeal

Lisa Vitello

Meetings are held the 2nd and 4th Wednesday of each month (except August, and if otherwise stated) in Council Chambers at City Hall

Contact: Planning Office at (716) 286-4470



City of Niagara Falls, New York

P.O. Box 69, Niagara Falls, NY 14302-0069

**NIAGARA FALLS PLANNING BOARD
RICHARD D. SMITH, CHAIRMAN**

AGENDA

Wednesday, February 25, 2015

6:00 PM

Council Chambers, 745 Main Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA FOR THIS MEETING

APPROVAL OF THE MINUTES

- ✓ Minutes of meeting held January 28, 2015
- ✓ Minutes of meeting held February 11, 2015

PUBLIC PARTICIPATION

ACTION ITEMS

1) Site Plan Review: 4821 Henry Avenue (I-2)

Proposal by David Giusiana (as agent for M&M Electric) to construct 4,800 sq. ft. second story addition to existing building

2) Site Plan Review: 128 Third Street (D1-C)

Proposal by David Giusiana (as agent for Wahegura Sonopal, Inc. to construct 800 sq. ft. addition and deck/patio

NEW BUSINESS

OLD BUSINESS

COMMUNICATIONS

- ✓ Zoning Practice – February 2015: Practice TOD
- ✓ Better Cities & Towns:
 - Multimodal Station and Plan Spur Town's Revival
 - Office Tenants Choose Mixed-Use Centers
 - System A and System B
 - "Good Bones" are The Key to Good Urbanism
 - How New Urbanism Bridges Left and Right
 - Space Required in Cars and on Foot
 - Cities are Coming Back, but Urban Poverty Remains an Immense Challenge

PLANNING REPORT

ADJOURN