

# ZONING BOARD OF APPEALS

## MEETING DATES – 2015

January 20, 2015

July 21, 2015

February 17, 2015

August 18, 2015

March 17, 2015

September 15, 2015

April 21, 2015

October 20, 2015

May 19, 2015

November 17, 2015

June 16, 2015

December 15, 2015



# 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 2<sup>nd</sup> and 4<sup>th</sup> 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, May 13, 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 March 25, 2015
- ✓ Minutes of meeting held April 8, 2015
- ✓ Minutes of meeting held April 22, 2015

**PUBLIC PARTICIPATION**

**ACTION ITEMS**

- 1) **Amendment to Site Plan Approval – Extend Expiry Date: 561 Portage Road**  
Proposal by Benathan Upshaw (CB-Emmanuel Realty, LLC) to extend expiry date on site plan approval dated 12/18/2013
- 2) **Recommendation to City Council – Encroachment in City Right-of-Way: 310 Rainbow Blvd.**  
Proposal by Jonathan Morris (Carmina Wood Morris, DPC) to reconstruct and align sidewalk along Old Falls Street, install sign on Rainbow Blvd. and construct porte cochere off O’Laughlin Drive
- 3) **Site Plan Review: 300 Third Street (D1-A)**  
Proposal by Kim Shaw (Sheraton at the Falls) to construct 54’ 6” x 2’ outdoor patio in City right-of-way on Old Falls Street
- 3) **Site Plan Review: 2800 – 27<sup>th</sup> Street (I-2)**  
Proposal by Harold Hibbard (Metro Environmental) to construct 3,240 sq. ft. garage bay

**NEW BUSINESS**

- ✓ **Level I Approval:**
  - **6560 Niagara Falls Blvd. (C-3)**
    - Proposal by Benderson Development Company, LLC to construct 2,324 sq. ft. addition to rear of existing shopping center
  - **7200-7414 Niagara Falls Blvd. (C-3)**
    - Benderson Development Company, LLC to add a curbed island to existing driveway on 66<sup>th</sup> Street

**OLD BUSINESS**

**COMMUNICATIONS**

- ✓ Zoning Board of Appeals Agenda – May 19, 2015
- ✓ Zoning practice – April 2015: Practice Inclusionary Upzoning
- ✓ Better Cities & Towns:
  - The Benefits of Removing Stop Lights
  - How Complete Streets Help People and Economies
- ✓ Buffalo News City & Region: Tiny Lot Squabble Poses Much Bigger Questions for Buffalo Building Requirements

**PLANNING REPORT**

**ADJOURN**



**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, May 19, 2015 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**

U-3994 – James Boglioli, as agent for owner Benderson Development, for property located at 6560 Niagara Falls Blvd. The applicant is requesting to erect a second freestanding tenant plaza pylon sign. Only one freestanding sign is allowed in a retail shopping center. The applicant proposes to erect a second sign. Therefore, requesting a variance for a second sign.

A-3995 – Mike Mistriner, as agent for owner of property located at 504 – 66th Street. The applicant is requesting to erect a Community Center building. The maximum height of a building in a R1-A zoning district is 35'. The applicant is proposing a maximum height of 40', therefore, requesting a 5' variance.

Respectfully submitted,

**Julie Kunecki**  
Secretary  
Niagara Falls Zoning Board of Appeals