

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, September 16, 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

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U-3981 – Richard Kindzia, as owner of property located at 9121 Buffalo Avenue. The existing use of the property is an auto repair garage. The applicant is proposing to open a pizza shop/restaurant.

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 - 2014

Richard D. Smith, Chairman

Tony Palmer, Vice Chairman

Laurie Davis

Willie Dunn

Charles MacDougall

Timothy Polka

Randy Ubriaco

Lisa Vitello

Meetings are held the 2nd and 4th Wednesday of each month (except August) in
Council Chambers at City Hall at 6:00 PM

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, SEPTEMBER 24, 2014

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

✓ Meeting held September 10, 2014

PUBLIC PARTICIPATION

ACTION ITEMS

1) Site Plan Review: 8171 W. Rivershore Drive (R1-B)

Proposal by Laureen Cotton to construct 15' x 21' 9" deck on south side of property

2) Site Plan Review: 7726 Niagara Falls Blvd. (C-3)

Proposal by Silvestri Architects, P.C. (as agent for Vibhu Joshi) to demolish current structure and construct 6,000 sq. ft. hotel

NEW BUSINESS

OLD BUSINESS

COMMUNICATIONS

✓ Planners Web

- Rail Redux – Parts 1 & 2
- Is Your Municipality Prepared to Handle Controversial Zoning Decisions?
- Use Incentives Right
- Systemic Incentives Illness

PLANNING REPORT

ADJOURN