

TOWN OF NIAGARA
COUNTY OF NIAGARA, STATE OF NEW YORK
NIAGARA FALLS, N.Y.



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TOWN OF NIAGARA
ZONING BOARD OF APPEALS
PUBLIC HEARING MEETING MINUTES
REGULAR MEETING MINUTES
July 14, 2020

Present via Zoom: Thomas Cuddahee, Robert McDermott, Jody Wienke,
Richard Halleen, Patrick Barney - Chairman, JoAnna Wallace - Secretary

The meeting opens at 7:00 P.M.

PUBLIC HEARING

KEVIN COLLINS

Area Variance
6447 Woodside Place
Tax Map No. 145.07-1-64

Applicant seeks relief of Town of Niagara Zoning Ordinance §245-29 B.
Applicant wishes to build a detached garage on the north side of the home (front yard). Accessory detached garages are required to be erected to the rear of the front line of the home.

Public hearing opens at 7:02 PM
Kevin Collins was for the project
No one was against the project
Public hearing closed at 7:05 PM

PAMELA MATARRESE

Use Variance
8408 Carol Court
Tax Map # 165.05-1-20

Applicant seeks relief of Town of Niagara Zoning Ordinance §245 Zoning Article 245-15 A. Applicant wishes to continue to store a sea canister (light industrial use, L-1) in the exterior of her residence.

Public hearing opens at 7:05 PM
Pamela Matarrese was for the project
No one was against the project
Public hearing closed at 7:06 PM

REGULAR MEETING

KEVIN COLLINS

Area Variance
6447 Woodside Place
Tax Map No. 145.07-1-64

Applicant seeks relief of Town of Niagara Zoning Ordinance §245-29 B. Applicant wishes to build a detached garage on the north side of the home (front yard). Accessory detached garages are required to be erected to the rear of the front line of the home.

Mr. Barney asks if Mr. Collins east side of the of the house is 4 feet off the lot line. Mr. Collins states he has 12' 7" from his foundation to the lot line. On the northeast and southeast side, he has 11' 7".

Mr. Barney asks if Mr. Collins has any intention of attaching the garage to his house. Mr. Collins states, no.

Mr. McDermott asks how far the proposed garage is from the house. Mr. Collins states 12 feet, which is what he has now (his car port). Mr. Barney asks if the garage will be built up to code. Mr. Collins states, yes. Mr. Barney asks how far off the lot line with the garage be. Mr. Collins states 4 feet.

Mr. Barney asks if the front of the garage won't be any further forward than the house next door. Mr. Collins states, no it will be well behind the house next door.

Mr. Cuddahee makes a motion to accept the variance as submitted with a contingency that the footprint of the garage will not extend forward of the next door neighbors home, seconded by Mr. McDermott.

ROLL CALL

Ayes: Mr. Barney, Mr. McDermott, Mr. Cuddahee, Mrs. Wienke,
Mr. Halleen

Noes: None

Abstained: None

PAMELA MATARRESE

Use Variance

8408 Carol Court

Tax Map # 165.05-1-20

Applicant seeks relief of Town of Niagara Zoning Ordinance §245 Zoning Article 245-15 A. Applicant wishes to continue to store a sea canister (light industrial use, L-1) in the exterior of her residence.

Mr. Barney asks if what Mrs. Matarrese is storing in her pod, is something that she needs or uses on a daily basis. Mrs. Matarrese states yes, it's furniture. Mrs. Matarrese explains that her house is going up for sale, it was posted today, and she is storing her furniture in the pod so that she can stage the house for photographs.

Mrs. Matarrese states when she applied for the variance she didn't realize that the variance she was asking for was permanent. She states it's not a permanent storage unit it's temporary and that when she moves, the unit will be going with her to unload the furniture in her new house.

Mr. McDermott asks if Mrs. Matarrese could store the pod somewhere else. Mrs. Matarrese states it's on her back patio and that she has no place else to put it. Mr. McDermott suggests she can storage areas and storage units. Mrs. Matarrese states that's the reason why she got the pod so that when she was ready to leave she can take it with her.

Mr. Barney states that the board can table the application and give Mrs. Matarrese two months to rectify the situation, by either removing the pod whether or not she sells the house, and that would give her two months of relief

to get done what it is she trying to do. Mrs. Matarrese states that would be helpful and she was appreciate the extra time.

Mr. McDermott made a motion to table the variance for 60 days for further evaluation, seconded by Mrs. Wienke.

ROLL CALL

Ayes: Mr. Barney, Mr. McDermott, Mr. Cuddahee, Mrs. Wienke,
Mr. Halleen

Noes: None

Abstained: None

PRESENTATIONS

NONE

MINUTES

Meeting minutes of the Zoning Board of Appeals March 10, 2020

Mr. Cuddahee made a motion to accept the minutes presented, seconded by Mrs. Wienke.

ROLL CALL

Ayes: Mr. Barney, Mr. McDermott, Mr. Cuddahee, Mrs. Wienke,
Mr. Halleen

Noes: None

Abstained: None

Meeting minutes of the Zoning Board of Appeals June 9, 2020

Mr. Halleen made a motion to accept the minutes presented, seconded by Mrs. Wienke.

ROLL CALL

Ayes: Mr. Barney, Mr. McDermott, Mr. Cuddahee, Mrs. Wienke,
Mr. Halleen

Noes: None

Abstained: None

As there was no further business, the meeting ended at 7:34 P.M.