

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
December 13, 2022**

Present: Richard Halleen, Guido Virtuoso,
JoAnna Wallace - Secretary, Thomas Cuddahee - Chairman

The meeting opened at 7:00 P.M. with the Pledge of Allegiance.

**PUBLIC HEARING
NONE**

REGULAR MEETING

PRESENTATIONS

DESIRE WGANSKI

Area Variance
4214 Mohawk Pkwy
Tax Map No. 132.11-1-2

Applicant seeks relief of Town of Niagara Zoning Ordinance § 245-32 (B). Applicant wishes for a 252 square foot addition. Once erected equates to the total lot coverage being at 250 square feet over the maximum allowed, or 31.16%, 1.16% more coverage allowed by Town Code.

Ms. Wganski states she is seeking to put a roof over the patio. Ms. Wganski recently purchased the home; she states she had a garage built and a patio poured so now she is trying to put a roof over the patio that is attached to the garage.

There were no further questions from the board.

OTHER BUSINESS

COVANTA ENVIRONMENTAL SOLUTIONS LLC

Mr. Churchill states that they have received an email from the building inspector, Charles Haseley, and they have made a few changes per the requests of the email. All of the information that the board has received is somewhat out of date.

Mr. Cuddahee states the biggest problem so far for the Zoning Board is that the variances keep changing. We will be rescheduling another public hearing so that all of the information is correct. Mr. Cuddahee states that the original letter of intent seeks area variances for building heights and or any other dimensional discrepancies. After speaking with Mr. Haseley and Mr. Risman, we would like an amended letter of intent that states precisely the variances needed. Mr. Cuddahee said it would be the best to have another meeting with Charlie and iron out all of the variances and all of the specifics that are needed for this project.

Mr. Churchill states he just wants to make sure that he has everything covered. The next steps that the applicant will take are confirming the design of the project and make any modifications that are needed regarding the letter that was just received by Charles Haseley. Confirm all variances and project details with the building inspector and from there we will revise our letter of intent.

There were no further questions from the board.

MINUTES

Mr. Halleen made a motion to accept the minutes as submitted, seconded by Mr. Virtuoso.

ROLL CALL

Ayes: Mr. Cuddahee, Mr. Halleen, Mr. Virtuoso

Noes: None

Abstained: None

As there was no further business, the meeting ended at 7:22 PM.