

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



7105 Lockport Road  
Niagara Falls, New York 14305

PHONE: 297-2150  
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**AGENDA**  
**TOWN OF NIAGARA**  
**ZONING BOARD OF APPEALS**  
**April 11, 2023**

**\*\* Please note the time change \*\***

The meeting opens at 6:30 P.M. with the Pledge of Allegiance.

**PUBLIC HEARING**

**DYLAN THOMPSON**  
AREA VARIANCE  
4705 ISHERWOOD DRIVE  
TAX MAP NO. 131.14-1-99

Applicant seeks relief of Town of Niagara Zoning Ordinance §245-37 E. Applicant would like driveway 10' closer than the 10' minimum setback required by code.

**MICHAEL CERRONE**  
AREA VARIANCE  
4625 WITMER ROAD  
TAX MAP NO. 130.16-1-9 & 11.12

Applicant seeks relief of Town of Niagara Zoning Ordinance Appendix A, Part 5. The applicant wishes to erect a building 45' in height, 10' higher than maximum allowed by Town code. In addition the building as proposed will have a side yard setback of 5' from the minimum adjacent lot, 10' closer than allowed by code.

**ADVANCED DESIG GROUP AGENT FOR ART JOCOY**  
USE VARIANCE  
6410 Packard Road  
TAX MAP NO. 145.15-2-3.1

Applicant seeks relief of Town of Niagara Zoning Ordinance 245-15 A, and has filed a use variance request application with the Town of Niagara Zoning Board of appeals. The applicant wishes to include indoor and outdoor motor vehicle parking, A(L-I) light industrial use in conjunction with a proposed mini storage complex in a (B-1) general commercial zoned property.

**Proposed Solar Facility on Pine Avenue**  
USE VARIANCE  
PACKARD ROAD, TOWN OF NIAGARA

Applicant seeks relief of town Niagara Zoning Ordinance 245-15 A, to allow for a listed (H-I) use in a (SW) zoned district and has filed a use variance request application with the Town of Niagara Zoning Board of appeals. The applicant wishes to construct a Solar (PV) Generating Facility, an allowable (H-1) heavy industrial use on a portion of an existing landfill, where is located in a (SW) solid waste zoned district.

**REGULAR MEETING**

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**PRESENTATIONS**

NONE

**MINUTES**

Meeting minutes of the Zoning Board of Appeals March 14, 2023.