

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



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Niagara Falls, New York 14305

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AGENDA
TOWN OF NIAGARA
ZONING BOARD OF APPEALS
December 12, 2023

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

PUBLIC HEARING

MICHAEL ROTELLA

Use Variance
7431 Porter Road
Tax Map No. 145.12-3-33

Applicant is seeking relief of Town of Niagara Code (TNC) Chapter 245 Zoning, Article III. Classes of districts, Section 245-15 compliance with code requirements. subsection 245-15 A in the form of a Use variance to allow for the erection and ultimate use of leasable light industrial (L-1) multiple tenant structures and (L-1) light industrial uses in a (B-1) General Commercial zoned property.

PUBLIC HEARING LEFT OPENED DURING THE NOVEMBER 14, 2023 MEETING:

DEANNA HYCHE of the BROADWAY GROUP

MARC ROMANOWSKI agent for the BROADWAY GROUP LLC.

Area Variance
9400 Lockport Road
Tax Map No. 132.14-1-4

Applicant seeks relief of Town of Niagara Zoning Ordinance §245-54(B)(2). The applicant is requesting 35 parking spaces instead of the 76 parking spaces required.

REGULAR MEETING

MICHAEL ROTELLA

Use Variance

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TABLED AT THE NOVEMBER 14, 2023 MEETING:

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Applicant seeks relief of Town of Niagara Zoning Ordinance Appendix A, Part 5. Applicant seeks a variance for a front setback.

PRESENTATIONS – As of 12/6/2023

NONE

MINUTES

Meeting minutes of the Zoning Board of Appeals November 14, 2023