

**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**  
**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-I) 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**

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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