

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
January 10, 2023

Present: Robert McDermott, Jody Wienke, Richard Halleen, Guido Virtuoso,
JoAnna Wallace - Secretary, Thomas Cuddahee - Chairman

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

PUBLIC HEARING

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.

Public hearing opens at 6:32 PM
Mrs. Wganski was for the project
No one was against the project
Public hearing closed at 6:34 PM

REGULAR MEETING

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.

Mr. Cuddahee asked Ms. Wganski if she had a copy of a letter stating it was approved by park management. Ms. Wganski states she didn't have it with her but she does have a letter from management approving her request. Mr. Cuddahee asked Ms. Wganski if she could give a copy of it to Mr. Haseley for our record.

There were no further questions from the board.

Mr. Halleen made a motion to give a negative declaration to the SEQR for the variance requested, seconded by Mr. Virtuoso.

ROLL CALL

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

Noes: None

Abstained: None

Mr. Virtuoso made a motion to accept the variance as submitted, seconded by Mrs. Wienke.

ROLL CALL

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

Noes: None

Abstained: None

PRESENTATIONS

PEMM NIAGARA LLC – QUICKLEES

Area Variance

6021 Porter Road

Tax Map No. 145.14-3-2.11

Applicant seeks relief of Town of Niagara Zoning Ordinance for Chapter 204 signage, § 204-5D (3), signage plan request. Applicant has a total of 19 area variances to be approved in their signage request.

MINUTES

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

ROLL CALL

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

Noes: None

Abstained: None

As there was no further business, the meeting ended at 7:05 PM.