

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
March 14, 2023

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

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

PUBLIC HEARING

NONE

REGULAR MEETING

PRESENTATIONS

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. Applicant wishes to erect a building for a total height of 45', which is 10' above town code and a north side setback to 5' from the property line allowing for 10' of relief.

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 (to be determined). Applicant seeks the following approvals: Site Plan Approval and a use variance for outdoor storage and warehousing.

PROPOSED SOLAR FACILIT ON PINE AVENUE

USE VARIANCE

PACKARD ROAD, TOWN OF NIAGARA

AC POWER 15, LLC has entered into an option to lease agreement with Allied Waste Landfill, LLC, to develop two approximately 5 MWAC solar PV generating facilities on approximately 42 acres at the Pine Avenue Landfill located on Packard Road in the Town of Niagara.

TABLED BUSINESS FROM FEBRUARY 2023

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 17 area variances to be approved in their signage request.

MINUTES

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