

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
FAX: 297-9262

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

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

PUBLIC HEARING

STEVE ORTMAN

Area Variance
1955 Juron Drive
Tax Map No. 146.17-1-29

Applicant seeks relief of Town of Niagara Zoning Ordinance §245-29 B. Applicant wishes to install a swimming pool 9 linear feet from the property line at Lozina Drive, 12.15 linear feet closer than allowed.

ADVANCED DESIGN GROUP, AGENT FOR JOE CECCONI'S CHRYSLER SERVICE CENTER

Area Variance
2429 Military Road
Tax Map No. 145.16-2-29

Applicant seeks relief of Town of Niagara Zoning Ordinance Chapter 245 Zoning Appendix A. Part 5. The existing structures proposed new use (motor vehicle service garage) requires a minimum side yard setback of 20 feet, only 1 foot setback is provided for along the west side of the building.

REGULAR MEETING

STEVE ORTMAN

Area Variance
1955 Juron Drive
Tax Map No. 146.17-1-29

Applicant seeks relief of Town of Niagara Zoning Ordinance §245-29 B. Applicant wishes to install a swimming pool 9 linear feet from the property line at Lozina Drive, 12.15 linear feet closer than allowed.

ADVANCED DESIGN GROUP, AGENT FOR JOE CECCONI'S CHRYSLER SERVICE CENTER

Area Variance
2429 Military Road
Tax Map No. 145.16-2-29

Applicant seeks relief of Town of Niagara Zoning Ordinance Chapter 245 Zoning Appendix A. Part 5. The existing structures proposed new use (motor vehicle service garage) requires a minimum side yard setback of 20 feet, only 1 foot setback is provided for along the west side of the building.

PRESENTATIONS

JAMES PITTMAN

Area Variance
8645 Third Avenue
Tax Map No. 146.17-5-36.1

Applicant seeks relief of Town of Niagara Zoning Ordinance §245-18 B (1). Applicant wishes to erect a detached garage larger than the maximum 650' allowed. Applicant seeks relief of Town of Niagara Zoning Ordinance §245-29 B. Applicant wishes to place a detached garage 10' closer to 2nd Avenue than the 40' required front yard setback.

DEANNA HYCHE of the BROADWAY GROUP LLC.

Preliminary Site Plan, Area Variance and Minor Subdivision
Lockport Road
Tax Map No. 132-14-1-4

Applicant seeks relief of Town of Niagara Zoning Ordinance (TBD). Applicant would like approval of an area variance for parking.

MINUTES

Meeting minutes of the Zoning Board of Appeals August 8, 2023.