

2800 Church Road, North Tonawanda. NY 14120

**AGENDA and PUBLIC HEARINGS**  
**April 23, 2018**

- Approval of the April 9, 2018, Meeting Minutes
- Communications (if applicable)
- Reports of Committees:
  - Distribute NY State Bulletin “Zoning Board of Appeals
- Unfinished Business:
  - Distribute listing of terms of appointment
  - Adopt Protocol for Future “Open Hearings”
  - Adopt Protocol for posting “Public Hearing Notices” on Town Hall Bulletin Board
- New Business
- Public Hearings: (previously published and distributed)
  - 7:10 pm Elaine Brixius
  - 7:35 pm Bergholz Fire Department
- Request for comment
- Meeting Schedule
  - May 14, 2018
- Motion to Adjourn

**ZBA Distribution Listing**

Supervisor Mac Swan  
Larry Helwig  
Gil Doucet  
Randy Retzlaff  
Art Kroening  
Curt Doktor

Deborah Carr  
Fire Advisory Board  
Record File  
Matthew Klettke  
Mike Schaffer  
Art Gerbec

Kathy Harrington-McDonell (Clerk)  
Don Wallace (MIS)  
Mike Kloc (Building Dept.)  
Walt Garrow (Planning Board)  
Bridgette Grawe (Assessor)  
Richard W. Muscatello

**Public Hearings:** Scheduled for April 23, 2018

**7:10 pm, Elaine Brixius** requests an area variance for Lot #147.20-1-76, located at 2897 Pearce Road, to construct an attached garage that does not meet the minimum 10' side yard setback.

**7:35 pm, Bergholz Fire Department** requests an area variance for Lot #147.18-2-66.121, located at 2470 Niagara Road, for the construction of a 40' x 80' pavilion on the Fire Hall grounds that does not meet the minimum front yard setback of 40'.

Supporting material was distributed to the members attending, with the expectation they will visit the site prior to the scheduled meeting. Petitioners are expected to "stake out" their properties to accommodate the purpose of the on-site visit. Absentee(s) may obtain this documentation by contacting the ZBA Secretary at the Town Hall.

**Request for Comment:** None

**Miscellaneous:**

- Cut-off date for including a variance hearing on the next official Board meeting is the 2<sup>nd</sup> Wednesday prior to the next scheduled ZBA meeting, not later than 12 Noon.
- The Building Department will forward a copy of all variance requests, as they are received with documentation, to the Chairman of the Town of Wheatfield Planning Board for input. (Preferably at the same time distribution is made to ZBA members).

**Meeting Schedule:** (Next) April 23, 2018@ 7:00pm, sharp, Building Department Conference Room, Lower Level, Town Hall

**A motion to adjourn:** made by A. Gerbec, seconded by M. Klettke. Ayes: Unanimous

Respectfully Submitted,

Deborah Carr  
Secretary, Zoning Board of Appeals (edited for content by Chairman)

Distribution: ZBA Distribution Listing

Supervisor Don MacSwan

Mike (Building Dept.)

Curt Doktor

Art Gerbec

Mike Schaffer

Deborah Carr

Randy Retzlaff

Harrington-McDonell (Clerk)

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Walt Garrow ( Planning Board)

Fire Advisory Board

Record File

**Thought for the Day:**

"No one can hurt me without my permission" ~ Mahatma Gandhi

Note: These minutes will be scheduled for approval at the April 23, 2018 meeting

**TOWN OF WHEATFIELD**  
**COUNTY OF NIAGARA**  
**Zoning Board of Appeals**