



TOWN OF WHEATFIELD
NIAGARA COUNTY
2800 CHURCH ROAD
NORTH TONAWANDA, NEW YORK 14120-1099
www.wheatfield.ny.us

Robert B. Cliffe
Supervisor
716-694-6680

Kathleen M. Harrington-McDonell
Town Clerk
716-694-6440

Office of Zoning Board of Appeals
Minutes of Meeting
March 30, 2016

McIntyre called the meeting to order at 7:00pm.
Members present: McIntyre, Retzlaff, Schaffer, Milleville and Canada

The following hearings were scheduled:

April 12th 7:10 pm: Rickey Hoeft and Victoria Brenner request an area variance for lot #174.08-1-40, located at 2202 River Road, for the sub-division of the existing parcel into two parcels each of which does not meet the minimum requirements for square footage and frontage. As proposed, new lot #1 is 10,282 sq. ft. and lot #2 is 9,063 sq. ft. Both lots will have less than 100' of frontage.

***Please note this is a new hearing for an expired variance granted in March 2015.

Public Hearings Held / Interpretations

7:10 pm: Matthew and Karen Anastasi request an area variance for lot #163.04-5-74, located at 3561 Kelsey Lane, for the construction of a garage with a side yard setback of 6'5 1/16". The minimum setback is 10'.

Findings per NYS requirements:

1. The wider opening for the garage conforms to newer building codes. In addition, alternatives do not meet applicants' requirements for storage and access.
2. No change to character of the neighborhood.
3. Not a significant reduction in this situation.
4. No environmental impact. No issues raised on SEQR form.
5. Yes, it is a self-created hardship.

A motion to approve the variance was made by Schaffer and seconded by Milleville.
Ayes: Unanimous

General Business

Meeting schedule: April 12th @ 7:00pm

A motion to approve the March 7th minutes was made by Schaffer, seconded by McIntyre.
Ayes: McIntyre, Schaffer, Retzlaff, Canada
Abstain: Milleville

A motion to adjourn was made by Retzlaff and seconded by Milleville.
Ayes: Unanimous

Respectfully submitted,

Jerry G. Canada, Jr., Secretary
Zoning Board of Appeals