



TOWN OF WHEATFIELD

COUNTY OF NIAGARA

Office of Building, Plumbing, Electrical and Zoning

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MINUTES OF ZONING BOARD OF APPEALS

January 8, 2018

7:00 pm Chairman Muscatello called the meeting to order.

Present: Muscatello, Gerbec, Schaffer

Absent: Canada

1. Meeting Schedule: 2nd and 4th Mondays at 7:00 p.m. in the Auditorium unless so notified. There will be one meeting during June, July and August. June 11th, July 9th, August 13th and October 13th, October 22nd, November 12th and 26th and December 10th.
2. Michael Schaffer was named as Co-Chair. Moved by Muscatello, Seconded by Gerbec.
3. Jerry Canada was named as Secretary. Moved by Muscatello, seconded by Schaffer.
4. Dress Code: Shirt and tie or open collar with coat. Summer to be announced.
5. Public Hearing called to order at 7:35 p.m.

James Cody, 2260 Cayuga Drive Extension, Niagara Falls, NY

Tax Map No. 147.17-1-54.112

- a. 38 x 24 existing pole barn
- b. Proposed – addition is 14 x 20
- c. Same pitch – front line shorter for header
- d. Cedar molding – steel roof – concrete floor
- e. 65' to center of road from new proposed corner
- f. Base flood is 574.84
- g. Site is in 100 year floodway/revised to reflect LOMR 10-02.11410 on 9-20-2010
- h. Motion to close public hearing by Schaffer, seconded by Gerbec
- i. Per applicant Mr. Cody stated that building has elevation and survey from Surveyor Klettke.

Motion by Muscatello, seconded by Schaffer to grant variance from the Flood Prevention Law.

Carried.

6. Public Hearing called to order at 7:55 p.m.

Andre & Cathy Nacov, 7182 Witmer Road, North Tonawanda, NY 14120
Tax Map No. 162.00-4-21.2
Applicant stated the following:

- a. Garage burned down October 20, 2017 House and garage were building in 1978.
- b. Front and back garage door will be 10 x 14 giving access to back yard.
- c. Slab and foundation staying
- d. New addition will be as pole barn
- e. Own personal storage only for this garage
- f. 30' from property line per survey
- g. Numerically yes, but the 5' won't be noticeable because of set back
- h. Not apparent to anyone
- i. Yes

Motion by Schaffer, Seconded by Gerbec to grant variance.

Carried.

7. The next meeting of the Zoning Board of Appeals will be January 22, 2018 at 7:00 p.m.. No scheduled hearings at this time.
8. Motion to adjourn by Gerbec, Seconded by Muscatello.

Carried.

Respectfully Submitted:

MICHAEL S. SCHAFFER