**TOWN OF NIAGARA**

COUNTY OF NIAGARA, STATE OF NEW YORK NIAGARA FALLS, N.Y.



 7105 Lockport Road PHONE: 297-2150

Niagara Falls, New York 14305 FAX: 297-9262

**TOWN OF NIAGARA**

**ZONING BOARD OF APPEALS**

**PUBLIC HEARING MEETING MINUTES**

**REGULAR MEETING MINUTES**

**March 12, 2024**

**Present:** Richard Halleen, Jody Wienke, JoAnna Wallace

JoAnna Wallace - Secretary, Thomas Cuddahee - Chairman

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

#  PUBLIC HEARING

**PUBLIC HEARING LEFT OPENED DURING THE DECEMBER 12, 2023 MEETING:**

**DEANNA HYCHE of the BROADWAY GROUP**

**MARC ROMANOWSKI agent for the BROADWAY GROUP LLC.**

Area Variance

9400 Lockport Road

Tax Map No. 132.14-1-4

Applicant seeks relief of Town of Niagara Zoning Ordinance §245-54(B)(2). The applicant is requesting 35 parking spaces instead of the 76 parking spaces required.

#  REGULAR MEETING

**TABLED AT THE NOVEMBER 14, 2023 MEETING:**

**DEANNA HYCHE of the BROADWAY GROUP**

**MARC ROMANOWSKI agent for the BROADWAY GROUP LLC.**

Area Variance

9400 Lockport Road

Tax Map No. 132.14-1-4

Applicant seeks relief of Town of Niagara Zoning Ordinance §245-54(B)(2). The applicant is requesting 35 parking spaces instead of the 76 parking spaces required.

#  PRESENTATIONS

**PATRICK J. LUM**

Area Variance

4002 Seneca Parkway

Tax Map No. 132.11-1-2

Applicant seeks relief of Town of Niagara Zoning Ordinance §245-32(B)(2). Applicant wishes to erect a 4-foot fence, one foot higher than the three feet maximum allowed.

Mr. Lum states he has a German Shepard dog which will get up to 65 pounds give or take. Mr. Lum states he would like to let her out of his garage and have her be able to do her business, play and be able to train her. Eventually she will hopefully be a service dog. Plus, the fence will keep kids out for her safety and their safety.

Mrs. Wienke asks if it’s going all the way around the property. Mr. Lum states it will be a four foot from the edge of the garage and go the length of the trailer.

There were no further questions from the board.

 **OTHER BUSINESS:**

* Motion to change the application submittal dates as follows:

Application submittals shall be remitted to the Zoning Board of Appeals Secretary by 12:00 pm, noon on referenced cut-off date (which is 21 days prior to Zoning Board meeting) in order to be placed on the correlating meeting agenda.

Mrs. Wienke makes a motion to accept the change in application submittal dates, second by Mr. Cuddahee.

**ROLL CALL**

Ayes: Mrs. Wienke, Mr. Halleen, Mr. Cuddahee, Mrs. Wallace

Noes: None

Abstained: None

* Motion to allow the Zoning Board of appeals secretary to call for a public hearing when the applicant is placed on the agenda for a presentation.

Mr. Halleen makes a motion to accept the change for the zoning board secretary to call for public hearings when the applicant is placed on the agenda for a presentation, seconded by Mrs. Wallace.

**ROLL CALL**

Ayes: Mrs. Wienke, Mr. Halleen, Mr. Cuddahee, Mrs. Wallace

Noes: None

Abstained: None

#  MINUTES

Meeting minutes of the Zoning Board of Appeals December 12, 2023.

Mr. Halleen makes a motion to accept for ZBA secretary to call for public hearings, seconded by Mrs. Wienke.

**ROLL CALL**

Ayes: Mrs. Wienke, Mr. Halleen, Mr. Cuddahee, Mrs. Wallace

Noes: None

Abstained: None

As there was no further business, the meeting ended at 6:45 PM.