**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

**AGENDA**

**TOWN OF NIAGARA**

**ZONING BOARD OF APPEALS**

**May 13, 2025**

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

**PRESENTATIONS – As of 04/22/2025**

**JPMORGAN CHASE BANK / Zachary Chaplin**

Area Variance

1577 Military Rd.

Town of Niagara

Tax Map# 161.05-1-3.21

Zachary Chaplin, PE of Stonefield Engineering and Design, LLC is requesting an area variance for the construction of a new 3,432 SF bank with a drive-up ATM within the existing Wegmans grocery store parking lot. Located adjacent to the main entrance along Military Road, Chase is seeking relief of 3 Town of Niagara Zoning Ordinances:

1. §245-38 B.(3) – off Street Parking Requirements:

* Required Parking Spaces: 874 Stalls
* Existing Parking Spaces: 632 Stalls
* Proposed Parking Spaces: 582 Stalls which is 292 less than required.

1. §204-5.B(1-2) – Building Sign Requirements:

* Required maximum height of sign: 15 feet
* Proposed maximum height of sign 18.5 feet which is 3.5 feet higher than allowed.

1. §204-5.D(2) – Multiple Development Signs:

* Required: One building sign permitted per establishment
* Proposed: Two building signs proposed.

**Gary Haseley / Owner Applicant**

Area Variance

10305 Lockport Rd

Town of Niagara

Tax Map# 132.19-1-14.1 & 14.2 and 15.1

Applicant seeks relief of Town of Niagara Code (TNC) Chapter 245 Zoning, article IV. Zoning District Regulations, 245-18 R-1 One Family Residential District. Subsection 245 18 B. Permitted Accessory uses (1). The detached garage’s overall height as measured from grade to top of roof ridge will be 20’ in height, 6’ higher than the 14’ in height maximum allowed. Also totaling 3840 sq’ in area, 3190 sq’ larger than the 650 sq’ maximum allowed by code.

**Sparkle & James Yates / Owner Applicant**

Area Variance

7995 Crestview Dr.

Town of Niagara

Tax Map# 145.08-3-44

Applicant seeks relief of Town of Niagara Code (TNC) Chapter 245 Zoning, Attachment A, Appendix A, Zoning schedule Part 2 Principle building, side yard setback. The northwest footprint would be located 4 linear feet from the adjacent property line, 3 feet closer than the 7 linear foot setback required by Town code.

**PUBLIC HEARING**

**JPMORGAN CHASE BANK / Zachary Chaplin**

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**REGULAR MEETING**

# MINUTES

Meeting minutes of the Zoning Board of Appeals April 8, 2025.

Next meeting of the Town of Niagara zoning Board of Appeals

June 10, 2025 at 6:30 pm