



THE CITY OF BUFFALO
The City of Buffalo Zoning Board of Appeals

901 City Hall

Minutes • May 17, 2017

Buffalo, NY 14202
<http://www.city-buffalo.com>
 James Lewis

Regular

OSP Conference Room
 901 City Hall, 65 Niagara Sq., Buffalo, NY 14202

2:00 PM

I. Call to Order

The meeting was called to order at 2:00 PM by Vice Chairman Anthony Diina

Attendee Name	Present	Absent	Late	Arrived
Bernice Radle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Thomas Dearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Janice McKinnie	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
James A. Lewis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2:10 PM
Anthony Diina	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

II. Minutes Approval

Zoning Board of Appeals - Regular - Apr 19, 2017 2:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Anthony Diina, Vice Chairman
SECONDER:	Janice McKinnie
AYES:	Radle, Dearing, McKinnie, Lewis, Diina

III. Agenda Items

- 2929 Main Street - Construct 320 dwelling units and commercial space; In excess of permitted front and interior side yards; Deficient in required tree conservation; Deficient in required interior parking lot landscape; and In excess of permitted driveway width (9431727). N-1C Zone. Section 496-3.2.11.D, -7.1.3, -7.1.5.C, and -8.3.2. (Unlisted-Uncoordinated)

RESULT:	CLOSED PUBLIC HEARING [UNANIMOUS]
MOVER:	Bernice Radle
SECONDER:	Anthony Diina, Vice Chairman
AYES:	Radle, Dearing, McKinnie, Lewis, Diina

2929 Main Street - Construct Mixed Use Project including 320 apartments, office and retail

RESULT:	TABLED [UNANIMOUS]
	Next: 6/21/2017 2:00 PM
MOVER:	Anthony Diina, Vice Chairman
SECONDER:	Bernice Radle
AYES:	Radle, Dearing, McKinnie, Lewis, Diina

- 16 Cleveburn Place - Construct an Addition to a Single-Family Home; Deficient in Rear Yard (9431633). N-2R Zone. Section 496-3.2.6.D (Type II)

RESULT:	CLOSED PUBLIC HEARING [UNANIMOUS]
MOVER:	Janice McKinnie
SECONDER:	Bernice Radle
AYES:	Radle, Dearing, McKinnie, Lewis, Diina

- 16 Cleveburn Place - Construct an Addition to a Single-Family Home; Deficient in Rear Yard (9431633). N-2R Zone. Section 496-3.2.6.D (Type II)

RESULT:	APPROVE VARIANCE [UNANIMOUS]
MOVER:	Bernice Radle
SECONDER:	Anthony Diina, Vice Chairman
AYES:	Radle, Dearing, McKinnie, Lewis, Diina

3. 298 Dewitt Street - Construct an Addition Between Two Detached Houses to Create One Interconnected House; in Excess of Permitted Front Setback (9431581). N-2R Zone. Section 496-3.2.6.D. (Type II)

RESULT:	CLOSED PUBLIC HEARING [UNANIMOUS]
MOVER:	Bernice Radle
SECONDER:	Janice McKinnie
AYES:	Radle, Dearing, McKinnie, Lewis, Diina

- 298 Dewitt Street - Construct an Addition Between Two Detached Houses to Create One Interconnected House; in Excess of Permitted Front Setback (9431581). N-2R Zone. Section 496-3.2.6.D. (Type II)

Resovled that the area variance as presented is hereby granted due to the unique existing condition caused by the existence of two rear cottages without an adjoining front house.

RESULT:	APPROVE VARIANCE [UNANIMOUS]
MOVER:	Thomas Dearing
SECONDER:	Bernice Radle
AYES:	Radle, Dearing, McKinnie, Lewis, Diina

4. 324 Elmwood Avenue - Establish Vehicle Sales Lot; Vehicle Sales Must be Located Within a Fully Enclosed Building (9431583). N-2E Zone. Section 496-6.1.5.Z (Unlisted-Uncoordinated)

RESULT:	TABLED
	Next: 6/21/2017 2:00 PM

5. 1657 Broadway - Construct Addition to Auto Repair Garage; Deficient in Rear Yard (9431539). D-S Zone. Section 496-4.4.4 (Type II)

RESULT:	TABLED
	Next: 6/21/2017 2:00 PM

6. 122 Gibson Street - Addition of Dwelling Unit; in Excess of Permitted Residential Density (9427454). N-3R Zone. Section 496-3.2.1.E. (Type II)

RESULT: TABLED
Next: 6/21/2017 2:00 PM

7. 65 Louisiana Street - Install Roof Deck on Garage; Deficient in Setback from Front Facade (9431667). N-2R Zone. Section 496-6.2.2.AH. (Type II)

RESULT: TABLED
Next: 6/21/2017 2:00 PM

8. 74 Colonial Circle - Install a Fence; Not Permitted to Encroach Upon Public Right-Of-Way (9431627). N-2R Zone. Section 496-7.2.1.C. (Type II)

RESULT: TABLED
Next: 6/21/2017 2:00 PM

9. 80 Milton Street - Establish a Contractor Storage Facility; Use Not Permitted in Zone (9429996). N-3R Zone. Section 496-6.1.1. (Unlisted- Uncoordinated)

RESULT: TABLED
Next: 6/21/2017 2:00 PM

10. 135 Herman Street - Construct an Accessory Parking Lot; Use Not Permitted in Zone (9429935). N-3R Zone. Section 496-6.1.1. (Unlisted-Uncoordinated)

RESULT: TABLED
Next: 6/21/2017 2:00 PM

11. 109 Mayer Avenue - Establish a Contractor Storage Yard; Use Not Permitted in Zone (9431528). N-3R Zone. Section 496-6.1.1. (Unlisted-Uncoordinated)

RESULT: TABLED
Next: 6/21/2017 2:00 PM

12. 2695 Bailey Avenue - Establish Two Storage Containers in Rear Yard; Storage Containers Not Permitted as Permanent Uses (9429672). D-S Zone. Section 496-6.3.2.E. (Unlisted-Uncoordinated)

RESULT: TABLED
Next: 6/21/2017 2:00 PM

13. 56 Rugby Road - Construct Driveway; in Excess of Permitted Driveway Width (9429998). N-3R Zone. Section 496-8.3.2.B. (Type II)

RESULT: TABLED
Next: 6/21/2017 2:00 PM

14. 138 Tennessee Street - Establish Parking Pad; Not Permitted in Front Yard (9431656). N-3R Zone. Section 496-8.3.3.A (Type II)

RESULT: TABLED
Next: 6/21/2017 2:00 PM

15. 16 Trowbridge Street - Establish Parking Pad; Not Permitted in Front Yard (9431658). N-3R Zone. Section 496-8.3.3.A. (Type II)

RESULT: TABLED
Next: 6/21/2017 2:00 PM

16. 80 Troupe Street - Establish Parking Pad; Not Permitted in Front Yard (9431669). N-3R Zone. Section 496-8.3.3.A. (Type II)

RESULT: TABLED
Next: 6/21/2017 2:00 PM

17. 77 Trowbridge Street - Establish Parking Pad; Not Permitted in Front Yard (9431655). N-3R Zone. Section 496-8.3.3.A. (Type II)

RESULT: TABLED
Next: 6/21/2017 2:00 PM

18. 16 Lockwood Avenue - Establish Parking Pad; Not Permitted in Front Yard (9431654). N-3R Zone. Section 496-8.3.3.A. (Type II)

RESULT: TABLED
Next: 6/21/2017 2:00 PM

19. 104 West Woodside Avenue - Establish Parking Pad; Not Permitted in Front Yard (9431652). N-3R Zone. Section 496-8.3.3.A. (Type II)

RESULT: TABLED
Next: 6/21/2017 2:00 PM

IV. Adjournment

The meeting was closed at 4:35 PM

City Clerk