

**ZONING BOARD OF APPEALS**

**MEETING DATES**

**January 21, 2014**

**July 15, 2014**

**February 18, 2014**

**August 19, 2014**

**March 18, 2014**

**September 16, 2014**

**April 15, 2014**

**October 21, 2014**

**May 20, 2014**

**November 18, 2014**

**June 17, 2014**

**December 16, 2014**



**NIAGARA FALLS ZONING BOARD OF APPEALS**  
**CITY OF NIAGARA FALLS, NEW YORK**

A hearing of the Niagara Falls Zoning Board of Appeals will be held on **Tuesday, September 16, 2014 at 5:30 p.m.**, in the City Council Chambers, First Floor, City Hall. If you have any questions, please contact the Department of Code Enforcement at 286-4450.

**APPLICANT OR REPRESENTATIVE MUST BE PRESENT**

#

**U-3981 – Richard Kindzia, as owner of property located at 9121 Buffalo Avenue. The existing use of the property is an auto repair garage. The applicant is proposing to open a pizza shop/restaurant.**

**U-3982 – Niagara Rescue Gospel Mission as owner of the property located at 1023 Ferry Avenue. The applicant is applying for a use variance. The Zoning Board of Appeals previously determined that the existing use is an illegal, non-conforming use. The applicant is proposing to use the property for all current uses (group home, meal facility, homeless residential facility) as homeless residential facility.**

**SP-3983 – Niagara Rescue Gospel Mission as owner of the property located at 1023 Ferry Avenue. If the Zoning Board of Appeals grants a use variance for action No. U-3982, the applicant seeks a special permit for the operation of the facility as set forth in U-3982.**

**Respectfully submitted,**

**Julie Kunecki**  
**Secretary**  
**Niagara Falls Zoning Board of Appeals**



# City of Niagara Falls, New York

## Planning Board Members - 2014

Richard D. Smith, Chairman

Tony Palmer, Vice Chairman

Laurie Davis

Willie Dunn

Charles MacDougall

Timothy Polka

Randy Ubriaco

Lisa Vitello

Meetings are held the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month (except August) in  
Council Chambers at City Hall at 6:00 PM

Contact: Planning Office at (716) 286-4470



# City of Niagara Falls, New York

P.O. Box 69, Niagara Falls, NY 14302-0069

**NIAGARA FALLS PLANNING BOARD**  
**RICHARD D. SMITH, CHAIRMAN**

## **AGENDA**

**WEDNESDAY, SEPTEMBER 10, 2014**

**6:00 PM**

**Council Chambers, 745 Main Street**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA FOR THIS MEETING**

**APPROVAL OF THE MINUTES**

✓ Meeting held July 23, 2014

**PUBLIC PARTICIPATION**

**ACTION ITEMS**

- 1) Recommendation to City Council – Disposition of Real Property: 446 Memorial Parkway  
Request by 1<sup>st</sup> Deputy Corporation Counsel to sell property to Noreen Chatmon
- 2) Recommendation to City Council: Disposition of Real Property: 1311 Michigan Avenue  
Proposal by 1<sup>st</sup> Deputy Corporation Counsel to sell property to Ronald Coty, Jr
- 3) Site Plan Review: 8181 W. Rivershore Drive (R1-B)  
Proposal by Janet & Bruce Holland to replace existing fence and install new fence on west side of property

**NEW BUSINESS**

- ✓ Level One Site Plan Approval – 8620 Niagara Falls Blvd.
  - Extend Expiry Date

**OLD BUSINESS**

**COMMUNICATIONS**

- ✓ Zoning Board of Appeals Agenda: September 16, 2014
- ✓ NYS Division of Local Government Services – Train for Local Boards: October 9, 2014 at NCCC
- ✓ Letter from Ralph & Kathleen Guetta to City of Niagara Falls dated 7/19/14, re: 324-1/2 Buffalo Avenue
- ✓ New York Times: Affordable Housing Draws Middle Class to Inland Cities



NIAGARA FALLS PLANNING BOARD  
AGENDA – 9/10/14

- ✓ Better Cities & Towns:
  - What We Like – and Don't Like – About Our Cities
  - Restoring the Lifeblood to Main Street
  - Why 'Place' Is The New American Dream
- ✓ Planners Web:
  - Making Room for What Will Be Next
  - The Real Power of Small Businesses
  - Avoiding a Nightmare on Main Street: Handling Conflicts Between Living & Playing Downtown
  - Pedestrian Scale Environments
  - Neighborhood Vibrancy: Older and Smaller Can Sometimes Be Better

**PLANNING REPORT**

**ADJOURN**