**TOWN OF NIAGARA**

COUNTY OF NIAGARA, STATE OF NEW YORK

NIAGARA FALLS, N.Y.



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**AGENDA**

**TOWN OF NIAGARA**

**ZONING BOARD OF APPEALS**

**April 8, 2025**

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

**PRESENTATIONS – As of 03/18/2025**

**Margaret Marchetti / Owner Applicant**

Area Variance

7930 Hickory Ln.

Tax Map# 132.17-2-44

Applicant seeks relief of 2 Town of Niagara Zoning Ordinances:

1. The detached garage as proposed will be located 2 linear feet from the Town street Rt-of-way 38 linear feet closer than the minimum front setback of 40 linear feet as required by Town of Niagara Code (TNC) Chapter 245 Zoning, article III. Class of districts, Section 245-15. Compliance with code requirements, subsection 245-15-A. Specifically for not being in conformity with the front setbacks for accessory structures located in an (R-1) zoned district as required by appendix A part 2 of the zoning schedule and as required by Chapter 245 Zoning Article V Supplementary Regulations, section 245-29 B. Accessory Buildings.
2. The garage as proposed will be 16 feet in height as measured from grade to top of the structures ridge, 2 feet higher than the maximum allowed by (TNC) Chapter 245 Zoning. Article IV. Zoning District Regulations, Section 245-18 (R1) One family Residential District, Subsection 245-18 B-1. Permitted accessory uses.

**Nancy Swearengen / Owner Applicant**

Area Variance

4083 Seneca Pkwy

Manufactured Home Lot 134

Tuscarora Village Mobile Home Park.

Tax Map# 132.11-1-2

Applicant seeks relief of Town of Niagara Code (TNC) Chapter 245 Zoning, article V. Supplementary Regulations, 245-32 Mobile Home Parks Subsection 245-32-B. Performance Standards, 245-32 B. (7) (C). The location of the front porch will be 15.4 linear feet from the streets edge 6.6 feet closer than the 22 linear foot minimum setback.

**PUBLIC HEARING**

**Margaret Marchetti / Owner Applicant**

Area Variance

7930 Hickory Ln.

Tax Map# 132.17-2-44

Applicant seeks relief of 3 Town of Niagara Zoning Ordinances:

1. The detached garage as proposed will be located 2 linear feet from the Town street Rt-of-way 38 linear feet closer than the minimum front setback of 40 linear feet as required by Town of Niagara Code (TNC) Chapter 245 Zoning, article III. Class of districts, Section 245-15. Compliance with code requirements, subsection 245-15-A. Specifically for not being in conformity with the front setbacks for accessory structures located in an (R-1) zoned district as required by appendix A part 2 of the zoning schedule and as required by Chapter 245 Zoning Article V Supplementary Regulations, section 245-29 B. Accessory Buildings.
2. The garage as proposed will be 16 feet in height as measured from grade to top of the structures ridge, 2 feet higher than the maximum allowed by (TNC) Chapter 245 Zoning. Article IV. Zoning District Regulations, Section 245-18 (R1) One family Residential District, Subsection 245-18 B-1. Permitted accessory uses.

**Nancy Swearengen / Owner Applicant**

Area Variance

4083 Seneca Pkwy

Manufactured Home Lot 134

Tuscarora Village Mobile Home Park.

Tax Map# 132.11-1-2

Applicant seeks relief of Town of Niagara Code (TNC) Chapter 245 Zoning, article V. Supplementary Regulations, 245-32 Mobile Home Parks Subsection 245-32-B. Performance Standards, 245-32 B. (7) (C). The location of the front porch will be 15.4 linear feet from the streets edge 6.6 feet closer than the 22 linear foot minimum setback.

**REGULAR MEETING**

# MINUTES

Meeting minutes of the Zoning Board of Appeals December 10, 2024.

Next meeting of the Town of Niagara zoning Board of Appeals

May 13, 2025 at 6:30 pm