Minutes Approved: May 14th, 2026
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March 12th, 2026

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Lynn M. Krajacic
Town Clerk
Town of Evans

TOWN OF EVANS

REGULAR MEETING
OF THE
ZONING BOARD OF APPEALS

Members Present: H. Martin, Jr., J. Kennedy, Vincent Gugliuzza, C.LaRusso,

Members Absent: T. Spada, D. Maglich

Also Present: Endell Osuna, Esq., J. Elliott, Code Enforcement Officer, J. Flading Code Enforcement Officer

Mr. Martin Jr. opened the meeting with a quorum at 6:00pm. The meeting was held in the Municipal Building Court room, 8787 Erie Road, Angola, New York 14006. The meeting was recorded via Zoom and was made public on March 17th, 2026.

Mr. Martin Jr. explained the procedure in which the meeting will be conducted. The procedures are that old business matters are heard first and then appeals are heard according to the order of publication in The Dunkirk Observer. The staff report prepared by the building inspector is read. The board has had your file for a week. We have had an opportunity to review your appeal. The appellant is then given the opportunity to speak, and then those in favor or in opposition are allowed to speak. After hearing the respective matters, the Board will either vote or reserve the right pursuant to our local statue to adjourn to executive session to deliberate. Motions granting and rejecting appeals are voted upon in the public portion of the meeting.

New Business:

Mr. Martin Jr. moves to approve the minutes from January 8th meeting. Mr. Kennedy seconds.

All in favor:
Mr. Martin Jr., aye Mr. Maglich, abs
Ms. Spada, abs Mr. Kennedy, aye
Mr. LaRusso, aye Mr. Gugliuzza, aye

Mr. Gugliuzza moves to approve the minutes from the February 12th meeting. Mr. Kennedy seconds.

All in favor:
Mr. Martin, Jr., aye Mr. Maglich, abs

Ms. Spada, abs
Mr. LaRusso, aye
Mr. Kennedy, aye
Mr. Gugliuzza, aye

1. Alyssa Maiorana of 9404 Peach St, Angola, NY 14006 is requesting to put an Addition to the northern side of the existing Single-family home, in violation of the Town of Evans Zoning Law Sections 200-12(C)(1)(f)[1] Front setback minimum 25 ft.

The applicant was present to represent the appeal.

Mr. Howard asks the board if there are any questions.

Mr. Martin Jr. asks if anyone would like to speak in favor or against the variance.

Alice Riley, of 533 Parker Avenue, Angola, NY 14006 spoke in favor of the variance.

Mr. Martin Jr. closed the public discussion and opened the board for discussion.

Mr. Kennedy moves to approve the variance. Mr. LaRusso seconds.

All in favor:
Mr. Martin, Jr., aye
Ms. Spada, abs
Mr. LaRusso, aye
Mr. Maglich, abs
Mr. Kennedy, aye
Mr. Gugliuzza, aye

2. Jennie Asaro of 9211 Lakeside Road Angola, NY 14006 is requesting to construct an Addition to the western side of existing Single-family home in violation of the Town of Evans Zoning Law Section 200-10(C)(1)(c)[1] front yard setback minimum is 40 ft.

The applicant was present to represent the appeal.

Mr. Martin Jr. asks if anyone would like to speak in favor or against the variance.

Mr. Martin Jr. closed the public discussion and opened the board for discussion.

Mr. LaRusso moves to approve the variance. Mr. Kennedy seconds.

All in favor:
Mr. Martin, Jr., aye
Ms. Spada, abs
Mr. LaRusso, aye
Mr. Maglich, abs
Mr. Kennedy, aye
Mr. Gugliuzza, aye

3. Queen City Investments, of 120 W Tupper St. Buffalo, NY 14021, is requesting to construct a Single Family Home located at 7692 Decker Rd, Derby, NY 14047, in violation of the Town of Evans Zoning Law Sections 200-8.2 (C)(1)(d), wherein the minimum side yard requirement is 35 ft for each side and applicant is proposing+/- 21 ft on each side and 200-8.2(C)(1)(b) wherein the minimum lot width 200 ft is required and wherein actual width is 103 ft, and 200-8.2(C)(1)(a) wherein the minimum lot area in 3 acres wherein actual lot is +/-1.9 acres.

The applicant was present for the appeal.

Mr. Martin Jr. asks if anyone would like to speak in favor or against the variance.

Peter Smith, of 7763 Decker Rd, Derby, NY 14047, spoke against the variance.

Mr. Martin reads five letters in opposition of the variance.

Mr. Martin Jr. closed the public discussion and opened the board for discussion.

Mr. Gugliuzza moves to approve all three variances pertaining to the lot. Mr. LaRusso seconds.

All in favor:

Mr. Martin, Jr., aye	Mr. Maglich, abs
Ms. Spada, abs	Mr. Kennedy, aye
Mr. LaRusso, aye	Mr. Gugliuzza, aye

Respectfully Submitted,

Brandon Gregoire