

ASSESSOR
BUILDING
INSPECTOR
PLUMBING
INSPECTOR

TOWN OF LOCKPORT

MUNICIPAL BUILDING - 6560 DYSINGER ROAD
LOCKPORT, NEW YORK 14095

OFFICE OF LANDS,
BUILDINGS, AND CODE ENFORCEMENT

**ZONING
BOARD**

(716)439-9526
439-9527
FAX 439-9532

ZONING BOARD OF APPEALS MEETING NOTICE

DATE: Tuesday, May 22, 2012

TIME: 7:00 PM

MEETING HELD IN MUNICIPAL BUILDING
(6560 DYSINGER ROAD)

SCHEDULED AGENDA FOR MEETING TO DATE

1. Approval of April 24, 2012, minutes.
2. 6749 Old Beattie Rd- SBL # 152.03-2-21 **Jac-Lynne S Ward:** Requesting a use variance to operate a kennel. *mailing address / 4587 Ridge Rd Lkpt. ny 14094*
3. 6583 Royal Pkwy N- SBL # 138.2-1-17 **Betsy J Farkas:** Requesting a use variance to own farm animals in a residential district.



Filing Fee: \$150.00

APPLICATION MUST BE FILED BY THE 10TH OF THE MONTH

**TOWN OF LOCKPORT
6200 ROBINSON RD.
LOCKPORT, N.Y. 14094**

BOARD OF APPEALS REQUEST

- 1. PREVIEW ()
- 2. SPECIAL PERMIT ()
- 3. VARIANCE (X)

BUILDING DEPT. - 439-9527

(PLEASE PRINT)
PROPERTY LOCATION:

Lockport, ny
STREET #: 6749 Old Beattie Rd.

(PLEASE PRINT)
PROPERTY OWNER:

Jac-Lynne S Ward
OWNER ADDRESS: 4587 Ridge Road
CITY/STATE/ZIP: Lockport NY 14094
PHONE #: 716-434-9826
SIGNATURE: Jac-Lynne S Ward

Located on the N-SE side. Between Rapids Road/Drive and Bartz Road/Drive.
Property is located in an area zoned R1

(PLEASE PRINT)
APPLICANT NAME: Jac-Lynne S Ward
STREET: 4587 Ridge Road
CITY/STATE/ZIP: Lkpt NY 14094
PHONE #: 716-434-9826
SBL #: 152.03-2-21

DESCRIPTION OF PROPOSAL: We
want a variance to have
4 dogs / I have three
want the 4th so we can
have the German Shepard till
deceased

APPLICATION WAS DENIED FOR THE FOLLOWING REASON
A KENNEL WHICH CONTINUOUSLY KEEPS FOUR OR MORE DOGS
IS NOT A PERMITTED USE IN A RESIDENTIAL DISTRICT.
SECTION 200-37

APPLICANT SHALL PROVIDE ALL NECESSARY PLOT PLANS, DRAWINGS, ELEVATIONS AND DATA REQUIRED TO THE BUILDING DEPARTMENT

APPLICANT IS REQUIRED PRIOR TO ANY HEARING, TO NOTIFY ANY AND ALL ADJACENT PROPERTY OWNERS OF THE INTENTION OF THIS PROPOSAL

I HEREBY DEPOSE AND SWEAR THAT ALL OF THE STATEMENTS ABOVE ARE TRUE

DATE: 6/9 2012

Jac-Lynne S Ward
(Signature of Applicant)
APPLICANTS SIGNATURE: Jac-Lynne S Ward

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>Jac-Lynne S. Ward</i>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <i>Town of Repre Niagara</i> County <i>Niagara</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>6749 Old Beattie Rd Repre NY 14094</i>	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>To add another dog</i>	
7. AMOUNT OF LAND AFFECTED: Initially <u>2</u> acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <i>can only have three dogs would like variance to have 4th dog</i>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <i>Jac-Lynne S. Ward</i> Date: <i>5-9-12</i> Signature: <i>Jac-Lynne S. Ward</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment



PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.

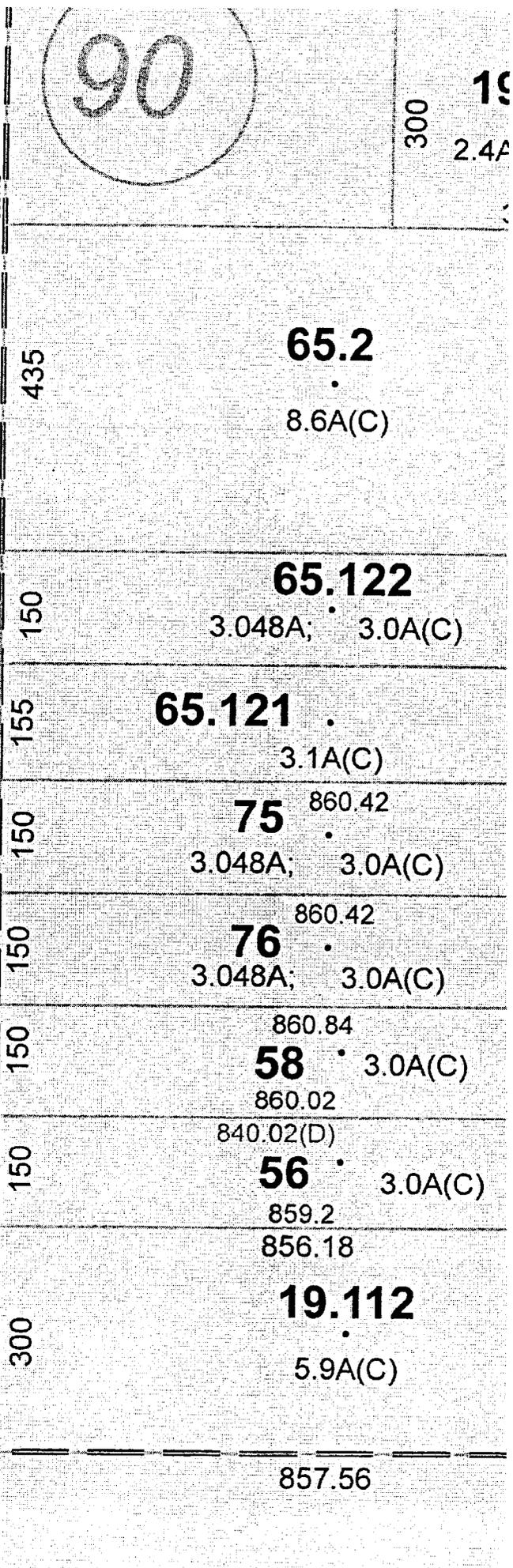
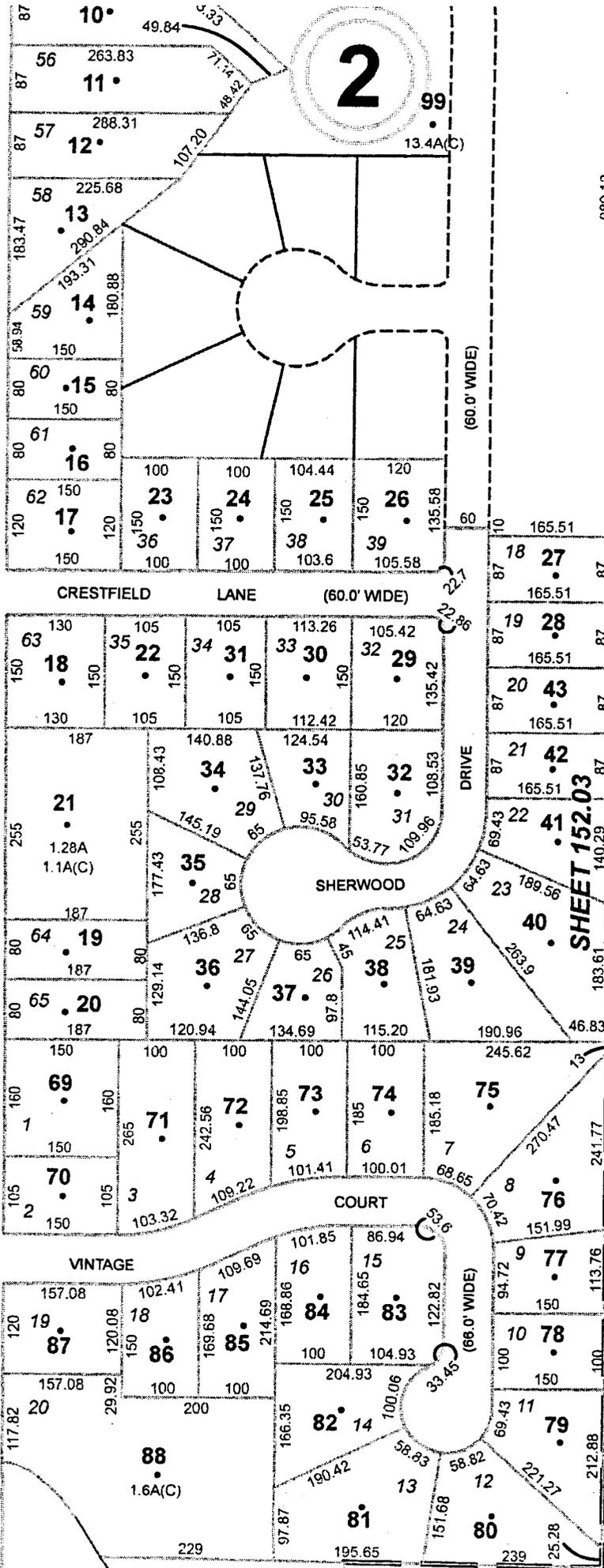
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)

Reset

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1.85
300cl
907cl
66.0' WIDE
286.45
10
199.53

989.12

435

150

155

150

150

150

150

300

300



Filing Fee: \$150.00

APPLICATION MUST BE FILED BY THE 10TH OF THE MONTH

TOWN OF LOCKPORT
6200 ROBINSON RD.
LOCKPORT, N.Y. 14094

BOARD OF APPEALS REQUEST

- 1. PREVIEW ()
- 2. SPECIAL PERMIT ()
- 3. VARIANCE (X)

BUILDING DEPT. - 439-9527

(PLEASE PRINT)
PROPERTY LOCATION:

TOWN OF LOCKPORT, NY
STREET #: 6583 ROYAL PKWY N

(PLEASE PRINT)
PROPERTY OWNER: BETSY FARKAS

OWNER ADDRESS: 6583 ROYAL PKWY N
CITY/STATE/ZIP: LOCKPORT, NY 14094
PHONE #: (716) 940-6701
SIGNATURE: Betsy Farkas

Located on the N-(E)W side. Between HAMM Road/Drive and SHERMAN Road/Drive.

Property is located in an area zoned RESIDENTIAL

(PLEASE PRINT)
APPLICANT NAME: BETSY FARKAS

STREET: 6583 ROYAL PKWY N

CITY/STATE/ZIP: LOCKPORT, NY 14094

PHONE #: (716) 940-6701

SBL #: 138.02-1-17

DESCRIPTION OF PROPOSAL:

PERMISSION TO OWN PAIR
OF NIGERIAN DWARF GOATS
AS PETS

APPLICATION WAS DENIED FOR THE FOLLOWING REASON FARM ANIMALS ARE
NOT A PERMITTED USE IN A RESIDENTIAL DISTRICT.
SECTION 200-37

APPLICANT SHALL PROVIDE ALL NECESSARY PLOT PLANS, DRAWINGS, ELEVATIONS AND DATA REQUIRED TO THE BUILDING DEPARTMENT

APPLICANT IS REQUIRED PRIOR TO ANY HEARING, TO NOTIFY ANY AND ALL ADJACENT PROPERTY OWNERS OF THE INTENTION OF THIS PROPOSAL

I HEREBY DEPOSE AND SWEAR THAT ALL OF THE STATEMENTS ABOVE ARE TRUE. (Signature of Applicant)
DATE: 4/24 / 2012 APPLICANTS SIGNATURE: _____

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR BETSY FARKAS	2. PROJECT NAME NIGERIAN DWARF GOATS AS PETS
3. PROJECT LOCATION: Municipality TOWN OF LOCKPORT, NY County NIAGARA	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 6583 ROYAL PKWY N, LOCKPORT, NY 14094 - WHEN HEADED NORTH ON BEATTIE LOCATED ON EAST SIDE BETWEEN HANN ROAD AND SHERMAN, OFF ROYAL PKWY	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: PERMISSION TO OWN AND MAINTAIN ON MY PROPERTY A PAIR OF NIGERIAN DWARF GOATS AS PERSONAL PETS - NO BREEDING PURPOSES (SEE ATTACHED LETTER)	
7. AMOUNT OF LAND AFFECTED: LOT SIZE 80x160 Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly LAND IS CURRENTLY ZONED FOR RESIDENTIAL USE	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: BETSY FARKAS	Date: 04/24/12
Signature: <u>Betsy Farkas</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

NY to do more probes of bus lines with poor safety

BY MICHAEL GORMLEY
Associated Press

ALBANY — A little noticed, relatively inexpensive item in New York's massive state budget could be a life saver.

Gov. Andrew Cuomo and the Legislature found \$1 million in a nearly flat budget to change the way buses are inspected in New York following a bloody year on the road.

The new program will change the custom of inspecting every bus several times a year to a performance based system in which the companies with the worst safety records will see a greater share of inspections. All companies will still get at least two inspections a year, even those with top safety records.

"This increased enforcement and manpower will



ASSOCIATED PRESS

SAFETY BOOST: Passengers get off a Megabus bus Monday at the Rensselaer Rail Station in Rensselaer. New York State will devote \$1 million to change the way buses are inspected in the state following a spate of deadly crashes in 2011.

enhance the states' ability to crack down on bus companies that may be putting passengers at risk," Cuomo

told The Associated Press.

The state Department of Transportation does 160,000 scheduled inspec-

tions of buses each year, but Cuomo had stepped that up and added unannounced inspections fol-

lowing a spate of fatal crashes last year.

In July, Cuomo suspended the operating licenses of eight charter and tour bus companies and their 100 buses after they repeatedly failed safety inspections. The Cuomo administration said the companies each failed three or more roadside inspections of buses or drivers in the previous six months.

On March 12, 15 people were killed on a bus returning to New York City from a Connecticut casino, leading off a string of fatal bus crashes, including one in upstate New York that killed a truck driver and injured 30 bus passengers on July 22.

The state Department of Transportation made 2,000 surprise roadside inspections in the spring, and state police issued 197 tickets; 173 bus drivers and 143

buses were taken off the road. In April 2010, nearly 100 buses and more than 100 bus drivers were removed from the road in surprise inspections. Some drivers had multiple licenses under aliases and criminal records.

Spring and summer are peak times for college students and tourists to travel by bus. Last month, the Federal Motor Carrier Safety Administration unveiled an application for iPhones and iPads through which consumers can review a bus company's safety record before they buy tickets.

The SaferBus app is free to download from the Apple iTunes App Stores or by going to federal administration's "Look Before You Book" website at www.fmc-sa.dot.gov/saferbus.

IN BRIEF

BATH

**No mowing:
County wants to
use sheep, goats**

(AP) — A public employee in Western New York thinks chewing tops mowing any day.

Steuben County Public Works Commissioner Vince Spagnoletti wants to put goats and sheep to work trimming the grass at the Bath landfill.

He figures letting the ruminants roam the 32-acre site about 60 miles south of Rochester could save about \$5,000 a year in labor, equipment and gas.

And there are no worries about the workforce wandering off: Spagnoletti says the county can use a grant to fence in the land.

TONAWANDA NEWS 04/10/12

Date: April 24, 2012

To: Lockport Zoning Board

From: Betsy Farkas

Re: Zoning variance request

Thank you for allowing me to request a zoning variance for my property at 6583 Royal Parkway North, Lockport, NY. My request is specific to owning and properly maintaining a pair of Nigerian Dwarf goats as pets. Being that my request is to keep what is might be referred to as "livestock" as pets, the information presented will focus on the proper care and maintenance of goats and at the same time will respect my neighbors' property and concerns.

Description of Breed: Nigerian Dwarf goats are short and compact animals that come in all shades of color. Although short in size they move gracefully and are fun to watch! They are small in stature with the does (females) measuring 16 to 20 inches (40 to 51 cm) to the shoulder. Bucks (males) are slightly taller by about 2 inches (5 cm.) All goats are considered herd animals and should be housed and kept as such. They have only lower teeth so that even if they were to bite, which they do not, it would be nothing more than a slight pinch, nothing at all like a dog bite, cat bite or scratch. There has never been a single documented case of anyone being killed or even seriously injured by a Nigerian Dwarf goat. When threatened, a Nigerian Dwarf goat is likely to stand on its hind feet, lower or cock its head to one side and stand its hair on end or run and hide.

Nigerian Dwarf goats are normally not noisy animals. They may "baaa" once in a while when they see someone, but it's a pleasant "down home" sound. They won't keep the neighbors awake like a barking dog or howling tomcat. When darkness falls Nigerian Dwarf goats go into their enclosures and quietly chew on their cud or go to sleep. On rainy days they prefer to stay in their enclosures and relax and chew on the cud. On sunny days they like to lie outside and sunbathe.

Nigerian Dwarf goats are not carriers of rabies or other diseases transmittable to humans or other animals.

Fencing and housing: Nigerian Dwarf goats are creatures of routine. Once they learn their "territory," they are normally content to stay within it and do not tend to run off and annoy the neighbors. A fenced backyard is sufficient as long as the fence meets the ground so the goat cannot slip under it to sample the neighbors' flowers. A four foot fence is high enough to contain them. However, the housing or any other structure should not be placed too close to the fence as goats like to experience a "view from the top" and will jump on the structure. They may then jump off and not be able to get back into the safety of their own home territory. Enclosures should protect against the elements (sun, wind, rain and snow.) It is generally recommended that two small goats have roughly 70 square feet of housing space, depending on the outside area they have in which to reside.

Environmental impact: Goats are browsers rather than grazers and do not decimate the lawn. They prefer to pick the clover, dandelions or broadleaf weeds and let the nice green grass grow. In fact, a

This is not a request I make lightly and have done quite a lot of research on the subject. There is respect to the neighborhood where I reside of which I am very cognizant. There is also a commitment to an animal and it's well-being that requires education, time and dedication.

Thank you for your time and consideration. I look forward to a positive and timely response to my request for a zoning variance to allow me to keep as pets, two Nigerian Dwarf goats.



How to Keep
Happy, Healthy Goats
in Your Backyard,
Wherever You Live



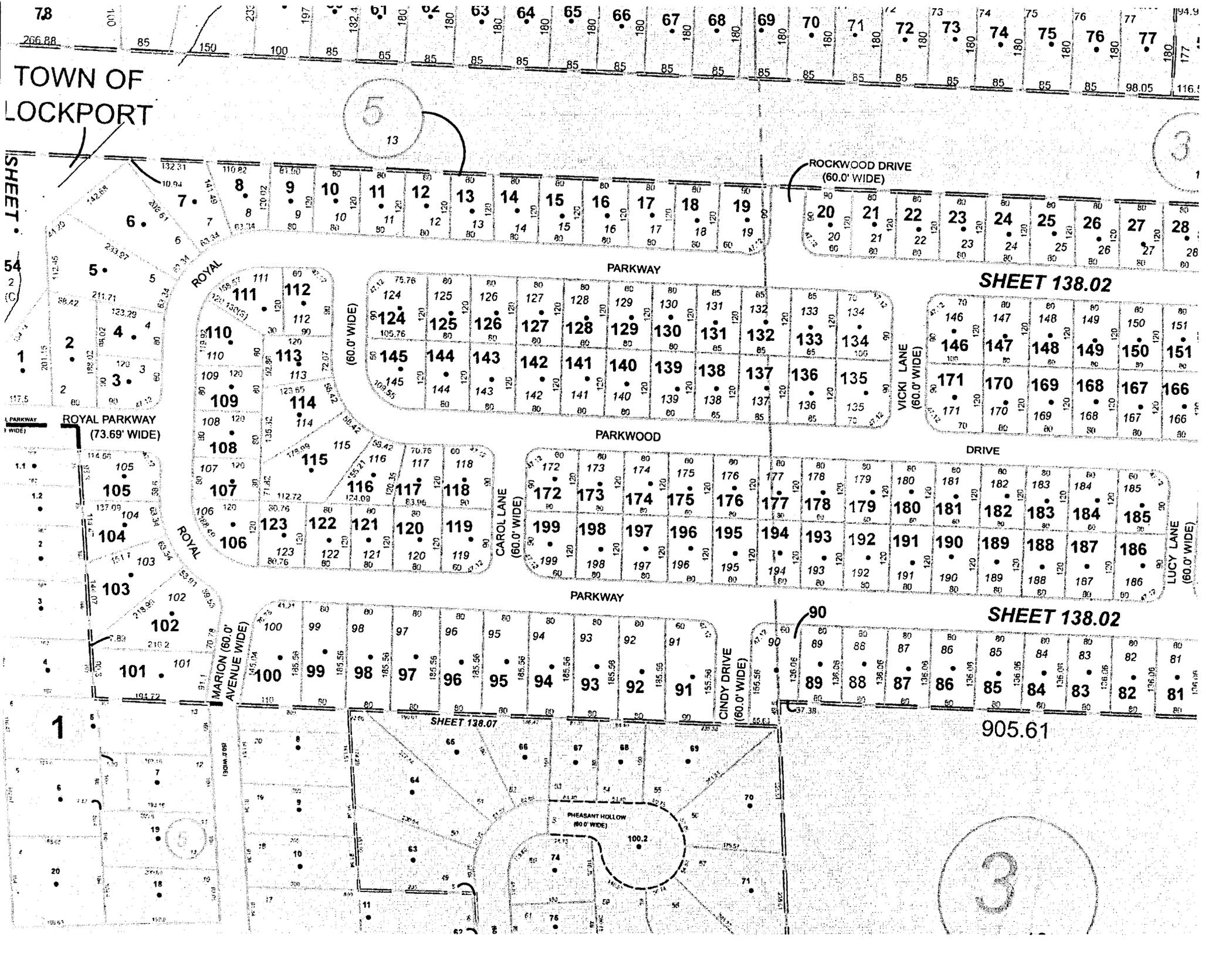
Get Your Goat



Brent Zimmerman

Q U A R R Y





TOWN OF LOCKPORT

SHEET 138.01

54

PARKWAY (73.69' WIDE)

ROYAL PARKWAY (73.69' WIDE)

ROYAL

ROYAL

MARION AVENUE (60.0' WIDE)

5

13

PARKWAY

PARKWOOD DRIVE

PARKWAY

SHEET 138.07

PHEASANT HOLLOW (60.0' WIDE)

ROCKWOOD DRIVE (60.0' WIDE)

SHEET 138.02

VICKI LANE (60.0' WIDE)

DRIVE

LUCY LANE (60.0' WIDE)

90

SHEET 138.02

905.61

3

3

78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 94.9

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