

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, April 23, 2013

TIME: 7:00 PM

MEETING HELD IN MUNICIPAL BUILDING  
(6560 DYSINGER ROAD)

**SCHEDULED AGENDA FOR MEETING TO DATE**

1. **Approval of February 26th, 2013 , minutes.**

2. **7198 Brookside Dr –SBL# 124.03-3-104 John Schiavone.**

Requesting an area variance to construct a 480 square foot addition to the detached garage.

3. **5465 Upper Mtn Rd- SBL# 108.00-1-30 Niagara County-Mt**

**View/David Communities, LLC.** Requesting a use variance to convert the existing nursing home to an assisted living facility.

*mail to: 59 Park Ave  
Lockport NY*

4. **6711 E High St- SBL # 109.04-1-1 Howard Broussard.** Requesting area variance to construct a 28 x 32 detached garage and a 10 x 20 storage building.

5. **5319 Enterprise Dr-SBL# 108.00-1-34.211 Yahoo! Inc.**

Requesting an area variance to construct an administration building that exceeds the allowed 50 foot height limit and a maintenance building that will be within the 50 foot front set back.

*also mail to :*

*701 First Ave  
Sunnyvale, CA  
94089*

**Filing Fee: \$150.00**

**APPLICATION MUST BE FILED BY THE 10<sup>TH</sup> OF THE MONTH**

**TOWN OF LOCKPORT**

**6200 ROBINSON RD  
LOCKPORT NY 14094**

**BUILDING DEPT. - 439-9526**

**BOARD OF APPEALS REQUEST**

- 1. PREVIEW ( )
- 2. SPECIAL PERMIT ( )
- 3. VARIANCE:
  - AREA (✓)
  - USE ( )

(PLEASE PRINT)  
PROPERTY LOCATION:

7198 Brookside Drive, Lockport NY  
STREET #:

(PLEASE PRINT)  
PROPERTY OWNER: John & Patty Schiavone

OWNER ADDRESS: 7198 Brookside Drive  
CITY/STATE/ZIP: Lockport, New York 14094  
PHONE #: 716-609-0990

SIGNATURE: 

Located on the N-S-E-W side. Between \_\_\_\_\_ Road/Drive and \_\_\_\_\_ Road/Drive.

Property is located in an area zoned Residential.

(PLEASE PRINT)  
APPLICANT NAME: John P. Schiavone

STREET: 7198 Brookside Drive

CITY/STATE/ZIP: Lockport, New York 14094

PHONE #: 716-609-0990

SBL #: 124.03-3-104

DESCRIPTION OF PROPOSAL: \_\_\_\_\_

I am asking for a variance to add an additional

480 square feet (40x12) to my existing garage

located in the back of my property. The garage will

be a pole barn type and will aesthetically blend into

the existing structure and our residence. Additionally, I

have a verbal contract to purchase the surrounding property

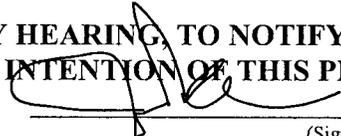
to the east and south of my current land which will enhance the

APPLICATION WAS DENIED FOR THE FOLLOWING REASON foot-print of our overall property.

**ACCESSORY STRUCTURES SHALL NOT CONTAIN MORE THAN 1/3 OF THE SQUARE FOOTAGE OF THE RESIDENCE. SECTION 200-41A.**

**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**

  
\_\_\_\_\_  
(Signature of Applicant)

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

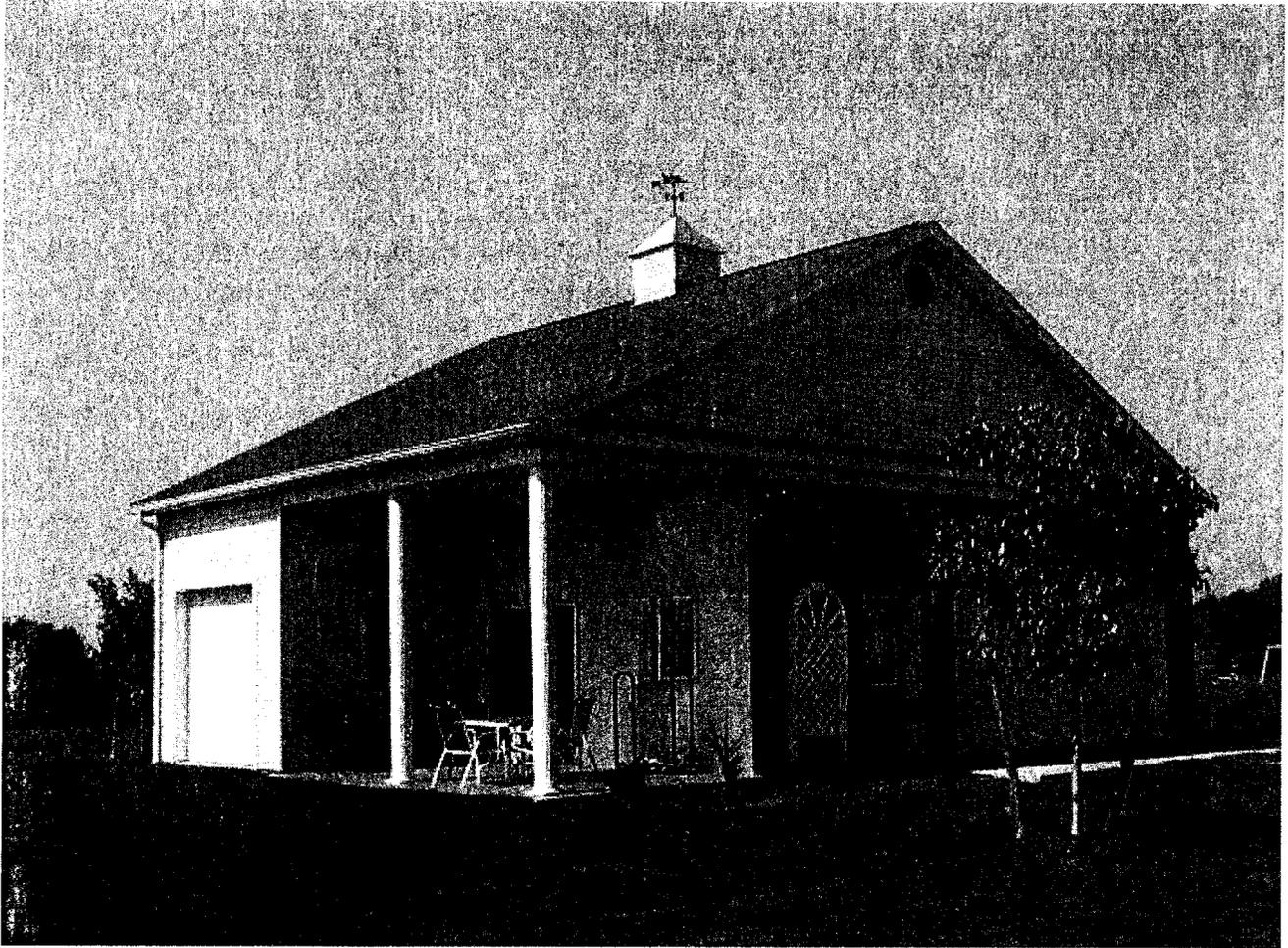
DATE: March 19, 2013

APPLICANTS SIGNATURE: 



7198 Brookside Drive

*Residence*  
Photo for 124.03-3-104 in Town of Lockport



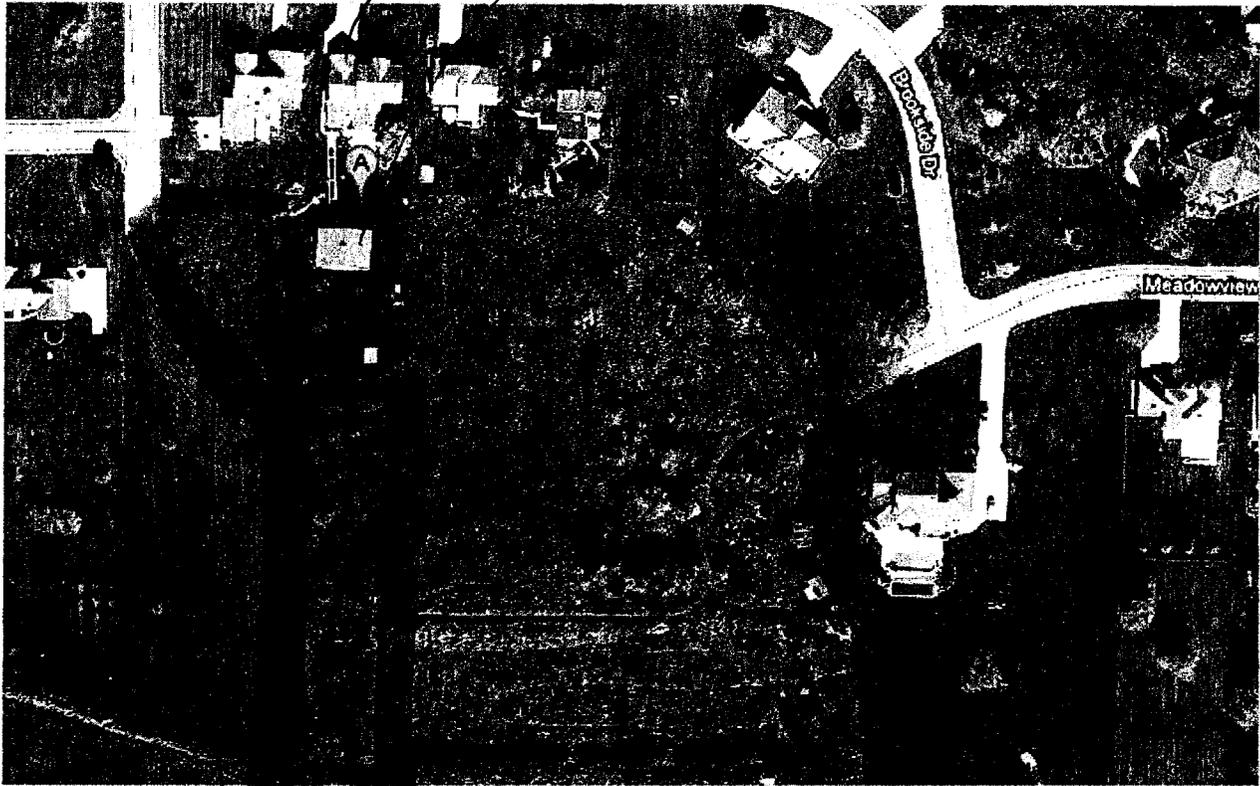
CURRENT STRUCTURE

To be added in.

Google

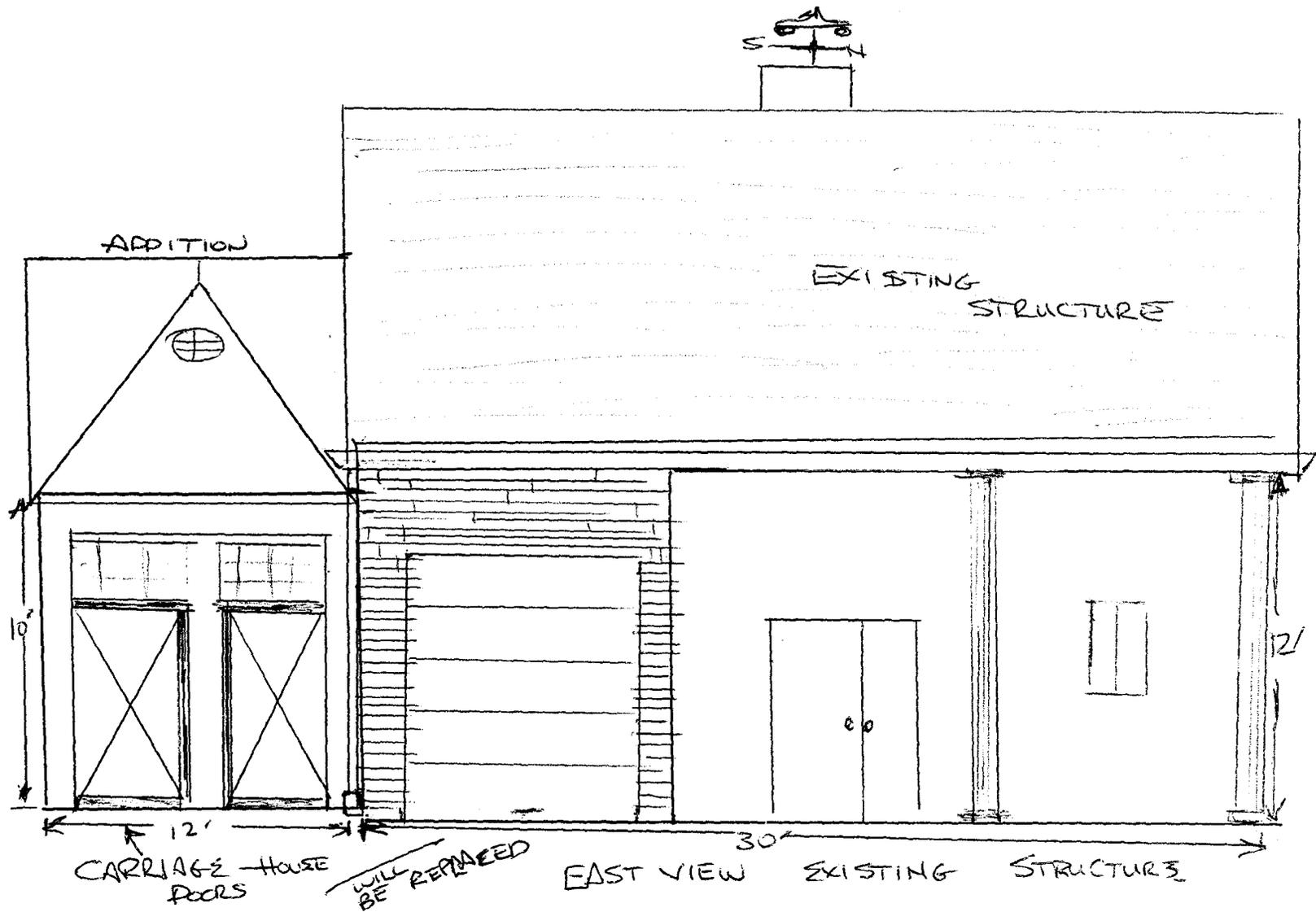
To see all the details that are visible on the screen, use the "Print" link next to the map.

HOUSE  
EXISTING GARAGE



LAND  
TO BE ACQUIRED

W



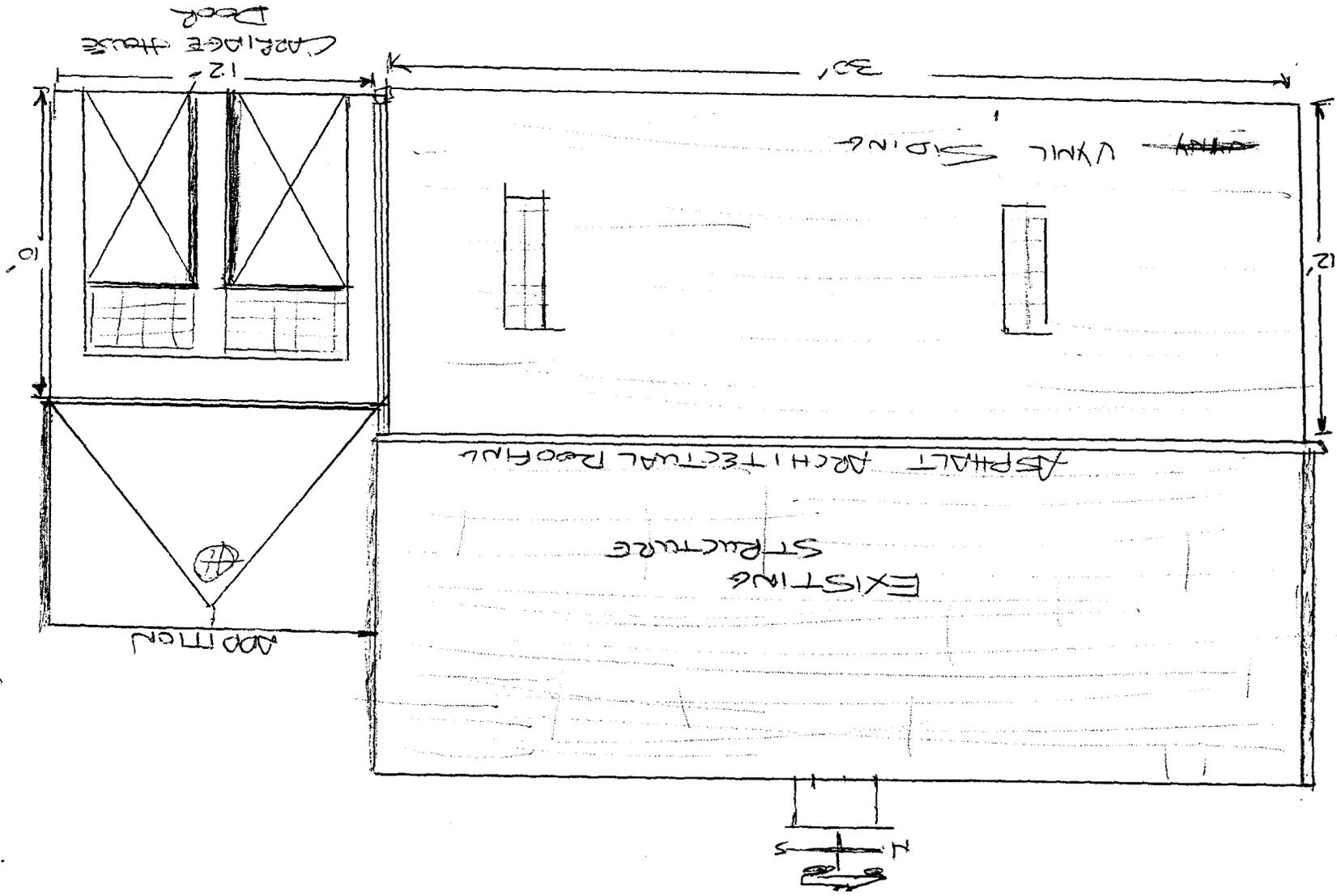
E

EAST

2" = 10'

2" = 10'

WEST

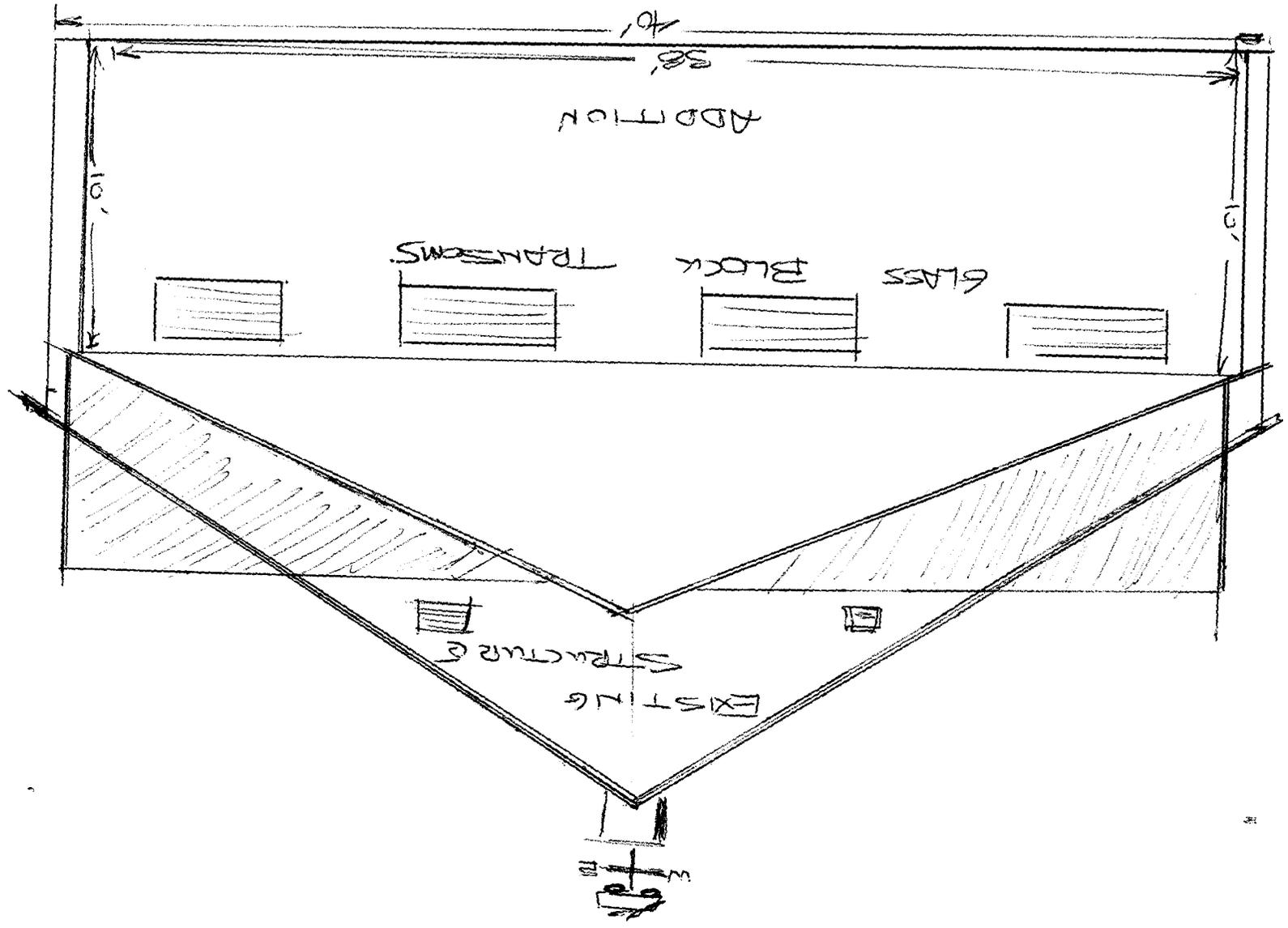


N

S

2' = 10"

SOUTH VIEW  
(BACK)



FT

2

**LA LANE** (60' WIDE)  
MEADOW LANE)

**WOODMORE COURT**  
(60' WIDE)

SUBLOT  
192

REPUTED OWNER  
MYUNG S. CHI  
LIBER 3156  
PAGE 257

House

SUBLOT  
193

N 88°-42'-48" E  
103.01'  
MAP & MEAS.

80.00' MAP

SUBLOT  
233

EXISTING  
IRON PIPE  
W/CAP  
0.10 E.  
0.25 S.

N 84°-53'-19" E  
60.00'  
DEED & MEAS.

EXISTING  
IRON PIPE  
0.22 S.  
0.20 W.

EXISTING  
IRON PIPE  
W/CAP  
0.32 W.  
0.11 S.

EXISTING  
IRON PIPE  
W/CAP  
0.29 S.  
0.16 W.

150.00' DEED & MEAS.  
S 01°-14'-42" W

REPUTED OWNER  
JOHN P. &  
PATRICIA M.  
SCHIAVONE  
LIBER 3256, PAGE 112

N 88°-42'-48" E  
80.00'  
DEED & MEAS.

EXISTING  
IRON PIPE  
0.34 W.  
0.27 S.

EXISTING  
IRON PIPE  
W/CAP  
0.19 W.  
0.20 S.

REPUTED OWNER  
MICHAEL T. &  
KRISTINE M. LaROSE  
LIBER 3156  
PAGE 257

150.00' DEED & MEAS.  
N 05°-06'-41" W

"VACANT"

N 84°-53'-19" E  
115.00' DEED & MEAS.

EXISTING  
IRON PIPE  
W/CAP  
0.28 W.  
0.24 S.

To be

EAST LINE OF  
LOIACANO  
LIBER 3221  
PAGE 964

132.86' MEAS.  
S 01°-14'-42" W

Purchased  
this  
Spring

EXISTING  
IRON PIPE  
W/CAP  
0.29 S.  
0.20 W.

2.468± AC.

LAND TO BE CONVEYED  
(PART OF LIBER 3221, PAGE 964)

EXISTING  
IRON PIPE  
W/CAP  
0.3 W.

N 05°-06'-41" W  
160.00' MEAS.

WEST LINE OF  
LaROSE EXTENDED  
SOUTHERLY

SET IRON PIN  
12.00' N.

S. E

S. E

**Filing Fee: \$150.00**

**APPLICATION MUST BE FILED BY THE 10<sup>TH</sup> OF THE MONTH**

**TOWN OF LOCKPORT**

**6200 ROBINSON RD  
LOCKPORT NY 14094**

**BUILDING DEPT. - 439-9526**

**BOARD OF APPEALS REQUEST**

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

(PLEASE PRINT)  
PROPERTY LOCATION:

5465 Upper Mountain Rd  
STREET #:

(PLEASE PRINT)  
PROPERTY OWNER: Daniel Communities LLC

OWNER ADDRESS: 33 Carrollwood Ct

CITY/STATE/ZIP: Youngstown NY 14174

PHONE #: Danielle Wink 716-628-1093

SIGNATURE: Danielle Wink

Located on the N-S-E-W side. Between \_\_\_\_\_ Road/Drive and \_\_\_\_\_ Road/Drive.

Property is located in an area zoned R1

(PLEASE PRINT)  
APPLICANT NAME: Daniel Communities

STREET: 33 Carrollwood Court

CITY/STATE/ZIP: Youngstown, NY 14174

PHONE #: 716-628-1093

SBL #: 108-00-1-30

DESCRIPTION OF PROPOSAL: \_\_\_\_\_

ASSISTED LIVING FACILITY

APPLICATION WAS DENIED FOR THE FOLLOWING REASON ASSISTED LIVING

FACILITY IS NOT A PERMITTED USE IN A  
(R1) 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**

(Signature of Applicant)

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

DATE: APRIL 1, 2013

APPLICANTS SIGNATURE: \_\_\_\_\_



**NIAGARA COUNTY**  
**OFFICE OF THE COUNTY MANAGER**  
59 PARK AVENUE  
LOCKPORT, NEW YORK 14094

Jeffrey M. Glatz  
County Manager

(716) 439-7006  
(716) 439-7212 Fax

March 18, 2013

Brian Belson  
Town of Lockport  
6560 Dysinger Road  
Lockport, New York 14094

Re: Mt. View Facility (5465 Upper Mountain Rd.)

Dear Mr. Belson:

Please be advised that David Communities, LLC is purchasing our Mt. View Facilities located at 5465 Upper Mountain Rd., Lockport, New York 14094. We are authorizing David Communities, LLC to apply for the use variance with the Town of Lockport Board.

Any questions, please feel free to contact the undersigned.

Very truly yours,

  
Jeffrey M. Glatz

JMG/jmm

ZBA

Filing Fee: \$150.00

APPLICATION MUST BE FILED BY THE 10<sup>TH</sup> OF THE MONTH

TOWN OF LOCKPORT  
6200 ROBINSON RD  
LOCKPORT NY 14094

BUILDING DEPT. - 439-9526

BOARD OF APPEALS REQUEST

- 1. PREVIEW ( )
- 2. SPECIAL PERMIT ( )
- 3. VARIANCE:
  - AREA
  - USE ( )

(PLEASE PRINT)  
PROPERTY LOCATION: E. High St  
STREET #: 6711

(PLEASE PRINT)  
PROPERTY OWNER: Howard Broussard  
OWNER ADDRESS: 6711 East High St  
CITY/STATE/ZIP: Lockport, N.Y. 14094  
PHONE #: (716) 830-6112  
SIGNATURE: [Signature]

Located on the N S-E-W side. Between Robinson Rd Road/Drive and Day Road/Drive.  
Property is located in an area zoned R-1

(PLEASE PRINT)  
APPLICANT NAME: Howard Broussard  
STREET: 6711 E High St  
CITY/STATE/ZIP: Lockport, N.Y. 14094  
PHONE #: (716) 830-6112  
SBL #: 109.04-1-1

DESCRIPTION OF PROPOSAL: 28X32  
GARAGE IS MORE THAN  
1/3~~A~~ SIZE OF PRIMARY  
RESIDENCE  
(1608)~~A~~

APPLICATION WAS DENIED FOR THE FOLLOWING REASON ACCESSORY STRUCTURES  
OR COMBINATIONS OF ACCESSORY STRUCTURES SHALL NOT CONTAIN  
MORE THAN 1/3 OF THE SQUARE FOOTAGE OF THE RESIDENCE,  
SECTION 200-41 A.

**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: \_\_\_\_\_ 20 \_\_\_\_\_ APPLICANTS SIGNATURE: \_\_\_\_\_

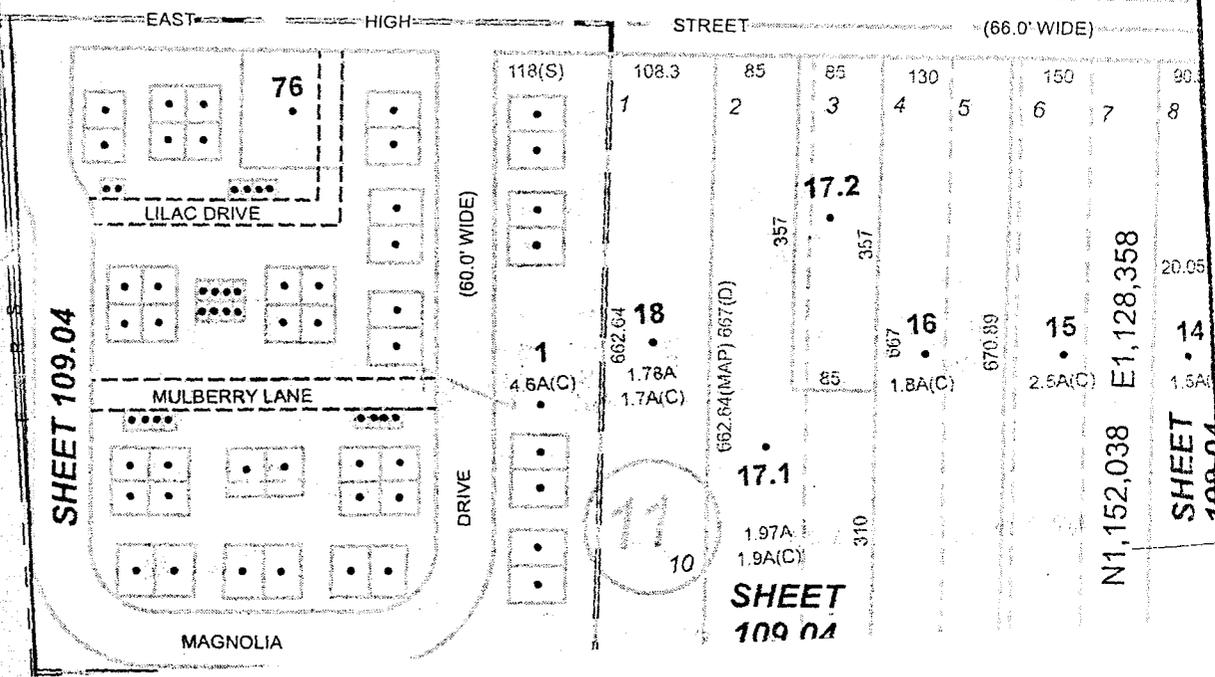
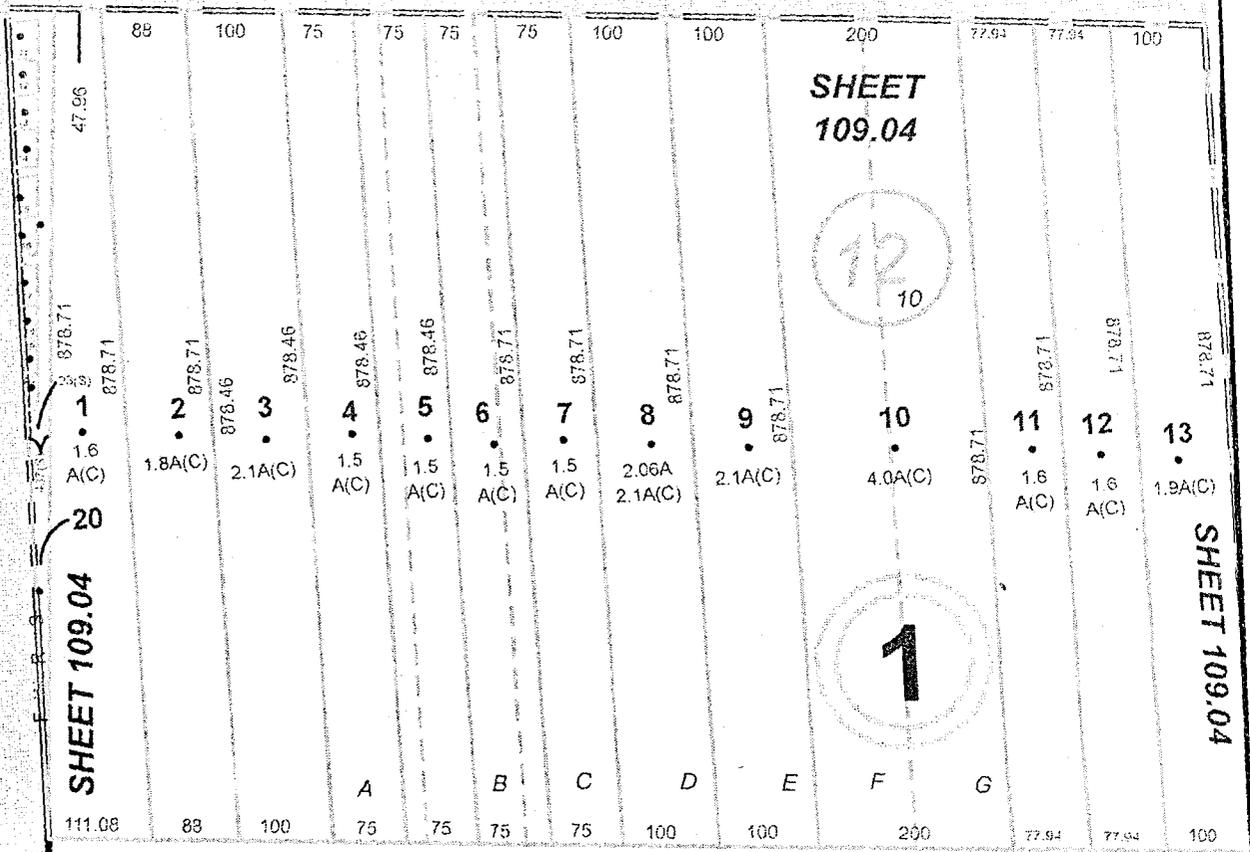
# NIAGARA COUNTY

## 32

### 17.1A(C)

616.935

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R  
V  
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Y



2

10

N 1,152,038 E 1,128,358

SHEET 109.04

**Filing Fee: \$150.00**

**APPLICATION MUST BE FILED BY THE 10<sup>TH</sup> OF THE MONTH**

**TOWN OF LOCKPORT**

**6200 ROBINSON RD  
LOCKPORT NY 14094**

**BUILDING DEPT. – 439-9526**

**BOARD OF APPEALS REQUEST**

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

(PLEASE PRINT)  
PROPERTY LOCATION:

Lockport IDA Park

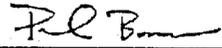
STREET #: 5319 Enterprise Drive

(PLEASE PRINT)  
PROPERTY OWNER: Yahoo! Inc.

OWNER ADDRESS: 5319 Enterprise Drive

CITY/STATE/ZIP: Lockport, New York 14094

PHONE #: (716) 438-4170

SIGNATURE: 

Located on the N-S-E-W side. Between Crown Road/Drive and IDA Road/Drive.

Property is located in an area zoned Industrial

(PLEASE PRINT)  
APPLICANT NAME: Yahoo! Inc.

STREET: 5319 Enterprise Drive

CITY/STATE/ZIP: Lockport, New York 14094

PHONE #: (716) 438-4170

SBL #: 108.00-1-34.211

DESCRIPTION OF PROPOSAL: Construction of

+/- 320,000 SF expansion of the existing Yahoo! Data

Center on a 13 acre site East of the existing facility.

APPLICATION WAS DENIED FOR THE FOLLOWING REASON Reference Section 200-78, building height of the  
proposed administration building exceeds the allowed 50 foot building height by 15 or 30 feet.

Fire pump house/maintenance building falls within the 50 foot front building set back on IDA Drive.



**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: April 9 2013

APPLICANTS SIGNATURE: 



## **Yahoo BF2 - Lockport, New York Description of Proposal**

Construction of an approximately 320,000 square foot expansion of the existing Yahoo! data center that will occur on an adjacent 12.99 acre site east of the current facility. The building will consist of three attached structures per the attached site plan. The north and south structures and the rear portion of the center building will be 40 feet in height. The front of the center structure will be 5-stories tall and house administrative offices for the data center and a new customer call center. A second electrical substation and additional parking will be constructed on the original site. A portion of Crown Drive will be abandoned and used as an access to this site.