

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 27, 2014

TIME: 7:00 PM

MEETING HELD IN MUNICIPAL BUILDING
(6560 DYSINGER ROAD)

SCHEDULED AGENDA FOR MEETING TO DATE

1. Approval of April 22, 2014 minutes.

2. 1020 Purdy Rd- SBL # 80.04-1-38 David Bouchard / Steve Braunscheidel / Request an area variance to construct a single family home on a parcel less than 3 acres.

3. 5985 S Transit Rd- SBL # 138.09-1-5 Sunoco, Inc R & M Requests an area variance to construct two free standing signs in a B-2 zoning.

mail decision to:

Bergmann Associates
Brian Burri -
c/o Sunoco, Inc
28 E main St
200 First Federal Plaza
Rochester, ny 14614

mail decision to: Steve Braunscheidel
10084 Clarence Center Rd
Clarence, ny 14031



Filing Fee: \$150.00

APPLICATION MUST BE FILED BY THE 5th 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:

South Transit Road
STREET #: 5985

(PLEASE PRINT)
PROPERTY OWNER: Sunoco, Inc. R&M

OWNER ADDRESS: 1735 Market Street
CITY/STATE/ZIP: Philadelphia, PA 19103
PHONE #: (contact: Tom Boje (585) 490-9200)
SIGNATURE: (see attached authorization form)

Located on the ~~N-S-E-W~~ side ~~Between~~ South Transit Road Drive and Robinson Road Drive.
Property is located in an area zoned Business-2

(PLEASE PRINT) Brian Burri of Bergmann Associates
APPLICANT NAME: on behalf of Sunoco, Inc.

STREET: 28 East Main Street, 200 First Federal Plaza
CITY/STATE/ZIP: Rochester, NY 14614
PHONE #: (585) 232-5135 x411
SBL #: 138.09-1-5

DESCRIPTION OF PROPOSAL: Remove the
existing Sunoco freestanding sign located at the corner
of South Transit Rd. and Robinson Rd. and erect a new
freestanding sign on South Transit Rd. and a new
freestanding sign on Robinson Rd.

APPLICATION WAS DENIED FOR THE FOLLOWING REASON The proposed signs exceed Town Code regulations and require the following variances: 1) 25' maximum height of freestanding sign on Transit Rd. (26' proposed); 2) a second site sign located on Robinson Rd.; 3) min. 10' setback for sign on Robinson Rd. (15' proposed); 4) min. 10' setback for sign on Transit Rd.; 4) min. 10' setback for sign on Transit Rd. (7' proposed).

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: May 2, 20 14 APPLICANTS SIGNATURE: _____

our people and our passion in every project

May 2, 2014

Mr. Brian Belson
Town of Lockport
6200 Robinson Rd.
Lockport, New York 14094

Re: 5985 South Transit Rd., Lockport, NY – Variance Application Submission

Dear Brian:

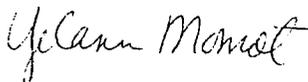
As you are aware, the Sunoco fuel station at the above referenced location will be removing the existing freestanding sign at the corner of South Transit Rd. and Robinson Rd. and erecting a new site sign further down South Transit Rd. in order to accommodate a monument proposed by the Town of Lockport. In addition, a second freestanding sign is proposed on Robinson Rd. As such, we are seeking the following relief:

1. Variance of 1' in height for the overall height of the freestanding sign, where 25' is permitted and 26' in height is proposed.
2. Variance to allow a second site sign on Robinson Rd. where one site is permitted.
3. Variance of 4.3 ft. on Robinson Rd. where a 10 ft. sign setback is required and 15 ft. is provided.
4. Variance of 3 ft. on South Transit Rd. where a 10 ft. sign setback is required and 7 ft. is provided.

Enclosed please find our variance application submission materials. We respectfully request to have this matter put on the Zoning Board of Appeals agenda for their meeting on May 27, 2014.

Please feel free to contact me at (585) 322-3892 if you have any questions or concerns regarding our application materials.

Sincerely,



Yelann L. Momot
Project Expediting Coordinator

Enc.

Zoning Board of Appeals Application
Proposed Signage Renderings
Site Plan
SEQR Short Form
Application Fee in the amount of \$150.00





Sunoco, Inc.
1840 Lyell Ave
Rochester, NY 14606
585.490.9200 - Cell
866.457.6136 - Fax

AUTHORIZATION

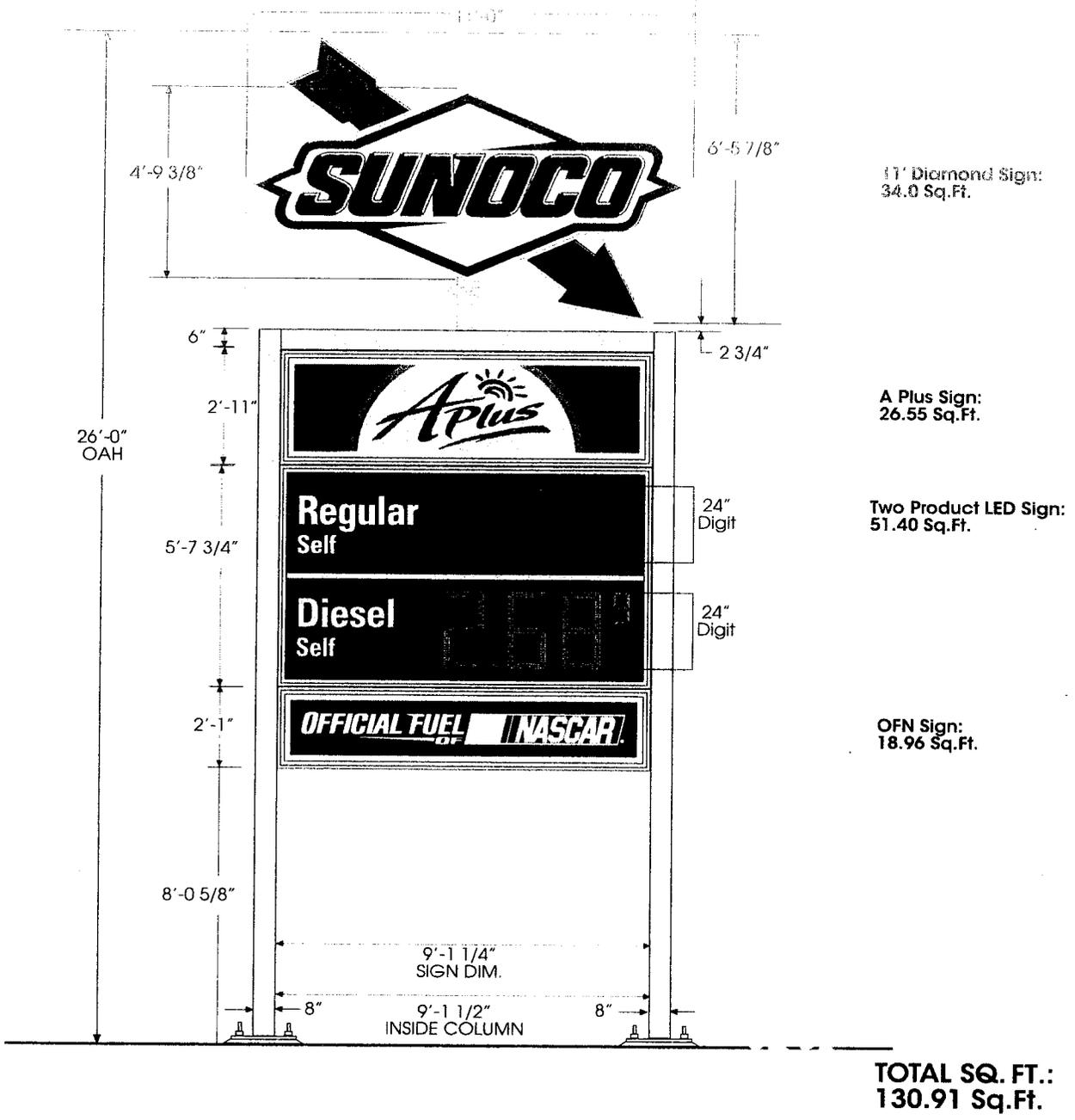
On behalf of Sunoco, Inc. (R&M), record owner of property located at 5985 South Transit Road, Lockport, NY, I hereby authorize Bergmann Associates, PC to submit a variance application along with supporting documentation and applications for any other required discretionary approvals and/or permits required with the development of the subject parcel.

SUNOCO, INC.

A handwritten signature in black ink that reads "Thomas C. Boje". The signature is written in a cursive style and is positioned above a horizontal line.

By: Thomas C. Boje - Construction Engineer

Date: April 30, 2014



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

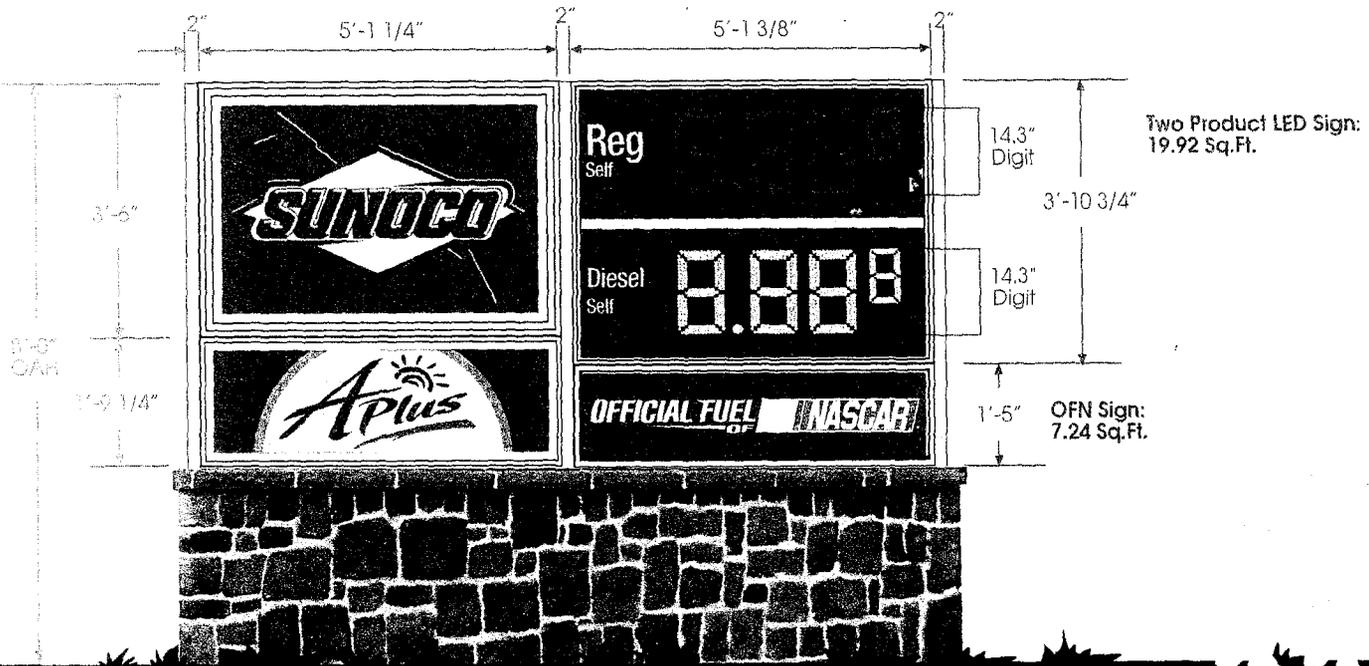
Customer: Sunoco
 Project No: 312090
 Date: 5/1/14
 Location & Site No:
 Lockport, NY Site: SUN

Scale: 1/4"=1'-0"
 Drawn By: RB

Description: OPTION 2
 9' System, 11' Diamond, 2 Product
 26' OAH
 Revised:
 Revised:

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

CUSTOMER SIGNATURE _____ DATE _____
 LANDLORD SIGNATURE _____ DATE _____



NOTE: STONE BASE SUPPLIED BY OTHER CONTRACTORS

TOTAL SQ. FT.:
54.05 Sq.Ft.



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These drawings and designs are the exclusive property of Everbite, LLC Use of, or duplication in any manner without express written permission of Everbite, LLC is prohibited.

Customer: Sunoco	
Project No: 286308-1	Scale: 3/8"=1'-0"
Date: 8/20/12	Drawn By: CH
Location & Site No:	

Description: 5' System 2 Product LumiDigit2 Monument Sign
Revised:
Revised:
Revised:

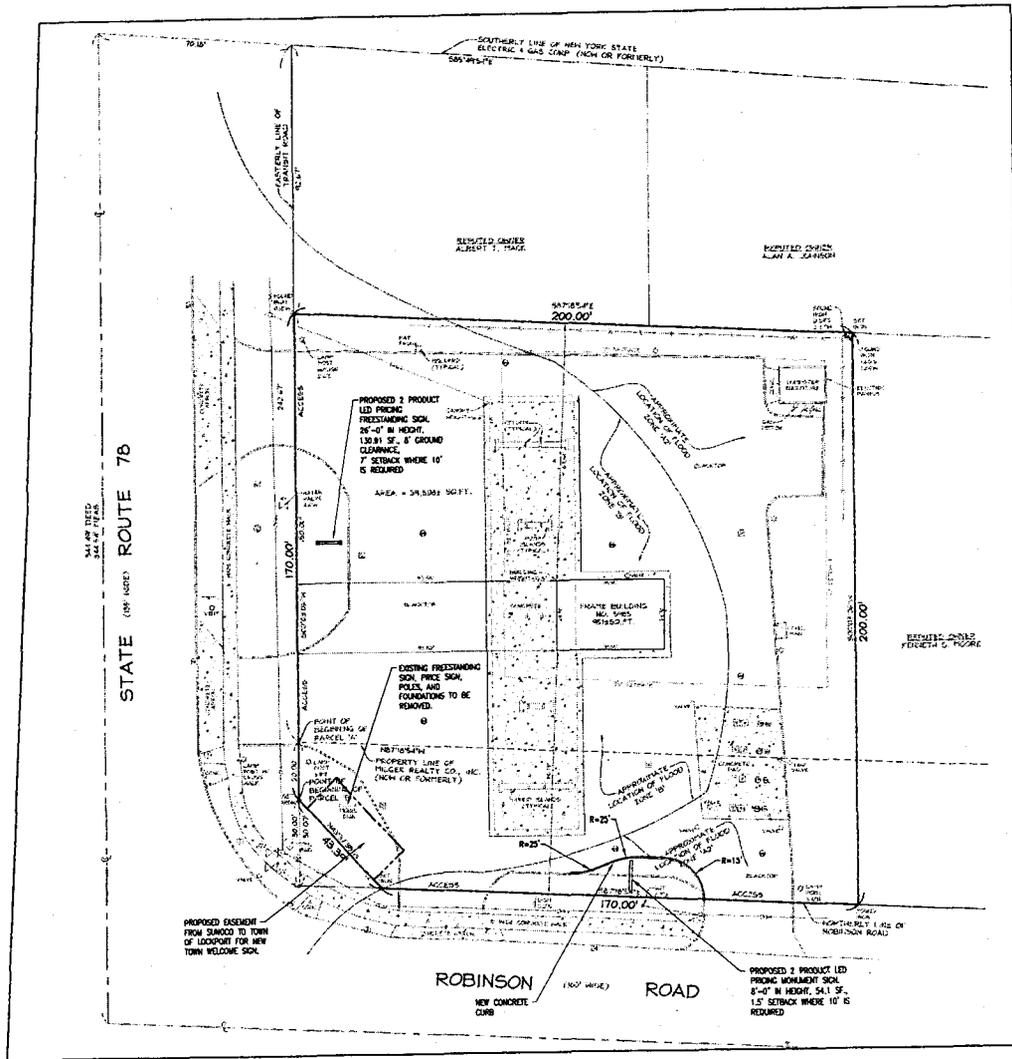
Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.

Please read carefully, check appropriate box and fax back to Everbite:

Sketch OK as is
 New sketch required

SIGNATURE

DATE



Bergmann
associates
architects // engineers // planners

271 Lehigh Street
2001 First Colonial Plaza
Easton, PA 18042-1109
PH: 610.252.5125
FAX: 610.272.1025
WWW.BERGMANNGROUP.COM

NOT APPROVED
THIS PLAN HAS NOT BEEN REVIEWED FOR CONFORMANCE WITH ALL APPLICABLE REGULATIONS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



NO.	DATE	BY	CHKD.	APPV.
SUNOCO, INC. (R&M) Retail Engineering Lester, PA				
LOCATION: 5985 South Transit Road Lester, PA York County		PROJECT NO.		
SIGN PLAN: SCALE: 1" = 20'-0"				
APPROVED:	DATE:	PROJECT NO.:	FORMING NO.:	REV. NO.:
		0985-5933	S-1	0

NOT TO SCALE
DATE: 3/2/14
BY: [Signature]
CHKD: [Signature]
APPV: [Signature]



Filing Fee: \$150.00

APPLICATION MUST BE FILED BY THE 5th OF THE MONTH

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

BOARD OF APPEALS REQUEST

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

BUILDING DEPT. - 439-9527

(PLEASE PRINT)
PROPERTY LOCATION:

Purdy Road
STREET #: 1020 (4024 Highway)

(PLEASE PRINT)
PROPERTY OWNER: Steve Braunschweig

OWNER ADDRESS: 10084 Clarence Center Rd
CITY/STATE/ZIP: Clarence, NY 14031
PHONE #: (716) 432-2106
SIGNATURE: [Signature]

Located on the N-S-E-W side. Between Steve Ridge Road/Drive and Ridge Road/Drive.

Property is located in an area zoned Agricultural

(PLEASE PRINT)
APPLICANT NAME: Steve Braunschweig

STREET: 10084 Clarence Center Road
CITY/STATE/ZIP: Clarence NY 14031
PHONE #: (716) 432-8106
SBL #: 80.04-1-38

DESCRIPTION OF PROPOSAL: I am looking to build a 1,500 sq foot 3 bed 2 bath house on the lot which is 1.49 acres

APPLICATION WAS DENIED FOR THE FOLLOWING REASON:

Ag District Requires 3 acre parcel

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]
(Signature of Applicant)

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

DATE: 5-1-2014 2014

APPLICANTS SIGNATURE: [Signature]

PARALLEL WITH THE W. LINE OF
ROAD & THE E. LINE LOT 74

150.0'
D. 8 MS.

PARALLEL

L-2612, P-78
1.49 AC.±

433.0' D. 8 MS.

433.0' D. 8 MS.

PARALLEL

VACANT
LOT

91° 27'

02° N

NE. COR. of J. MAERTEN &
R. MAERTEN, L-1414, P-353

W. LINE HWY. R.O.W.

E. LINE OF LOT 74

300.0' D. 8 MS.

150.0'
D. 8 MS.

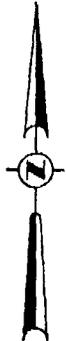
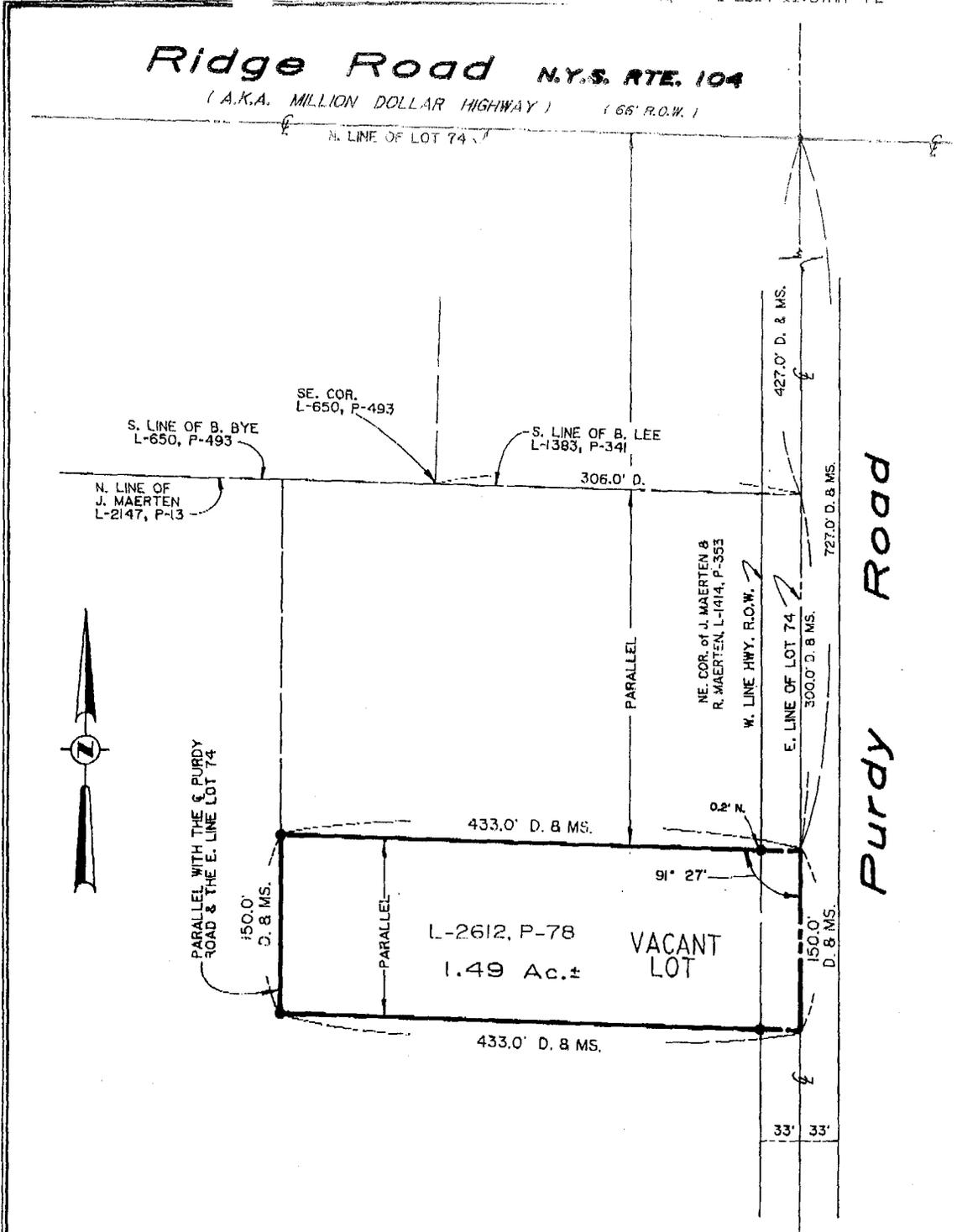
727.0'

Purdy

Rock

Ridge Road N.Y.S. RTE. 104

(A.K.A. MILLION DOLLAR HIGHWAY) (66' R.O.W.)



RESURVEYED MAR. 9, 2009
RESURVEYED JULY 23, 1992

D. = DEED	MP. = MAP	MS. = MEASURED	● = EX. IRON	○ = SET IRON	ENC. = ENCROACHMENT
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NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

 **ROSS W. MARTIN**
PROFESSIONAL LAND SURVEYOR
5445 LEETE ROAD, LOCKPORT, N.Y. 14094
(716) 434-6531

Ross W. Martin

SURVEY BEING PART OF LOT 74, SECT. --, TWP. 14, RG. 7 OF THE HOLLAND PURCHASE.

LOCATION: TOWN OF LOCKPORT, NIAGARA COUNTY, NEW YORK
SCALE: 1" = 100' DATE: JULY 21, 1990 JOB #: 9007186

THIS MAP VOID FOR TRANSFER UNLESS ENROBSED WITH N.Y.S.P.L.S. SEAL # 48368.

RIDGE ROAD (11.0' WIDE)

SHEET 080.04

312.22

190

175

132

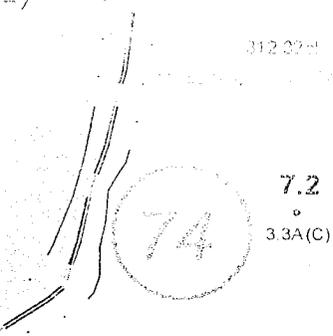
132

128.5

128.5

128.5

128.5



7.2
3.3A(C)

247.42

4

1.1A(C)

17.5

179.8

177.6

210.5

10

10.5

210.5

115.8

95.7

95.7

191.4

14

1.6A(C)

194.5

7.1

1.7A(C)

250

150

267

8

267

35

1.15A(C)

502

33.2

1.15A(C)

502

33.1

2.15A(C)

502

360.5

622.4

100

100

186.4

186.4

191.4

428.6

**SHEET
080.04**

31

3.1A(C)



267

267

510.24

540.1

806

PURDY ROAD

357.6

20

18.5A(C)

1632

15

35.3A(C)

1341

1444.74

16.2

10.286A

267

267

30.2

1.32A
1.2A(C)

267

303

192

192

**SHEET
080.04**