

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 26, 2015

TIME: 6:00 PM

MEETING HELD IN MUNICIPAL BUILDING
(6560 DYSINGER ROAD)

SCHEDULED AGENDA FOR MEETING TO DATE

Approval of March 24th minutes.

1. 4429 Lake Avenue -95.02-2-47 Ryan & Jill Keys

Requesting an area variance to construct a 24x28 detached garage closer than the required 70 foot front setback.

2. 5047 Wilson Rd- 96.00-2-16 Michael S. Hare

Requesting an area variance to construct accessory buildings without a principal structure.

3. 1000 Meadow View Dr—124.03-3-351.1 - HGR Developers Inc.

Requesting an area variance to construct a single family residence on a lot with 60 feet of frontage.



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:

(PLEASE PRINT)
PROPERTY OWNER: HGR DEVELOPERS INC,
C/O G. GERARD HOGAN, ESQ.

MEADOW VIEW DRIVE

OWNER ADDRESS: 76 WEST AVENUE

STREET #: 1000

CITY/STATE/ZIP: LOCKPORT, NEW YORK 14094

PHONE #: 716-433-5907

SIGNATURE: _____

Located on the N-S-E-W side. of Between Meadow View Road/Drive and Brookside Road/Drive.
Property is located in an area zoned R-1

(PLEASE PRINT)
APPLICANT NAME: SAME

DESCRIPTION OF PROPOSAL: TO CONSTRUCT

STREET: _____

A SINGLE FAMILY RESIDENCE ON LOT

CITY/STATE/ZIP: _____

WITH 60 FEET OF FRONTAGE

PHONE #: _____

SBL #: 124.03-3-351.1

APPLICATION WAS DENIED FOR THE FOLLOWING REASON: THE REQUIRED
LOT WIDTH IS 85' IN A (R1) RESIDENTIAL
DISTRICT SECTION 200-40

**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: 4/10 20 15

APPLICANTS SIGNATURE: [Signature]

JONES, HOGAN & BROOKS, LLP
Attorneys at Law

Morgan L. Jones, Jr.
F. Gerard Hogan
Matthew E. Brooks

Philip S. Chamot, Retired
Abraham J. Platt

76 West Avenue
Lockport, New York 14094
716-433-5907
Fax: 716-433-0032

e-mail: fg Hogan@lockportlaw.com

William B. May, Retired
William H. Earl, (1913-2007)
J.F. Henry DeLange (1914-2001)

April 14, 2015

Town of Lockport
Board of Appeals
6200 Robinson Road
Lockport, NY 14094

**RE: HGR Developers, Inc. to Norris
Meadow View Drive, Lockport, New York
SBL No. 124.03-3-351.1**

Please be advised that the undersigned represents the seller with regard to the above mentioned transaction. I enclose herewith an application for a Variance regarding this transfer. This transaction is contingent upon us receiving a Variance as to the subject premises so that the purchaser can construct a single family residence thereon. You will note that these premises only have 60 feet of frontage.

I also enclose herewith a copy of the tax map showing the subject premises and a check drawn off the HGR Developers account payable to the Town of Lockport in the amount of \$150.00 representing the application fee.

I understand this matter is scheduled for a hearing on May 26, 2015 at 6:00 pm. Either the undersigned or another representative from our office will be present at that time.

Thank you for your anticipated cooperation in this matter. Please feel free to contact me if you have any questions concerning the contents of this letter.

JONES, HOGAN & BROOKS, LLP


F. GERARD HOGAN, ESQ.

FGH:hla
Encl.



5937 Wynkoop Road
Lockport, NY 14094
April 6, 2015

Timothy Lederhaus, Chairman and
Honorable Members of the Town of
Lockport Zoning Board of Appeals
6200 Robinson Road
Lockport, NY 14094

RE: Application by HGR Developers Inc. for Area Variance
1000 Meadow View Drive, Lockport, NY 14094
Tap Map No. 124.03-3-351.1

Dear Chairman Lederhaus and Honorable Members:

As you know, I am a Member of the Town Board for the Town of Lockport.

Pursuant to General Municipal Law §809, I am disclosing that I am the real estate broker of record for the party who has a Purchase Contract with the applicant to purchase said land.

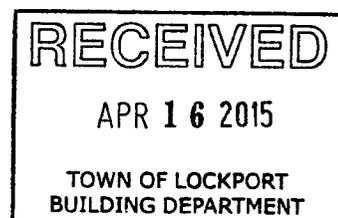
I am also filing a copy of this disclosure with the Town Clerk's office to be kept on file.

Sincerely yours,



Patricia Dufour

cc: Marc R. Smith, Town Supervisor
Honorable Town Board
Nancy A. Brooks, Town Clerk



31 Briarwood Drive
Lockport, NY 14094
April 6, 2015

Timothy Lederhaus, Chairman and
Honorable Members of the Town of
Lockport Zoning Board of Appeals
6200 Robinson Road
Lockport, NY 14094

RE: Application by HGR Developers Inc. for Area Variance
1000 Meadow View Drive, Lockport, NY 14094
Tap Map No. 124.03-3-351.1

Dear Chairman Lederhaus and Honorable Members:

As you know, I am the Town Attorney for the Town of
Lockport.

Pursuant to General Municipal Law §809, I am disclosing
that I am a party to a Purchase Contract with the applicant to
buy said land.

Therefore, I am recusing myself from this matter and will
not be providing any legal advice or input.

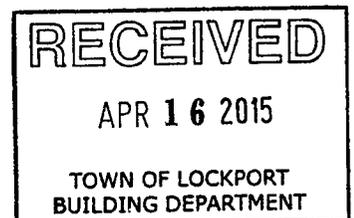
I am also filing a copy of this disclosure with the Town
Clerk's office to be kept on file.

Sincerely yours,



Michael J. Norris

cc: Marc R. Smith, Town Supervisor
Honorable Town Board
Nancy A. Brooks, Town Clerk





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:
Wilson Rd.
STREET #: 5047

(PLEASE PRINT)
PROPERTY OWNER: Michael S. Hare
OWNER ADDRESS: 119 Irving St.
CITY/STATE/ZIP: Lockport, NY 14094
PHONE #: 716 628-4890
SIGNATURE: [Signature]

Located on the N-W side. Between Rochester Rd Road/Drive and Coff Rd. Road/Drive.
Property is located in an area zoned _____

(PLEASE PRINT)
APPLICANT NAME: Michael S. Hare
STREET: 119 Irving St.
CITY/STATE/ZIP: Lockport, NY 14094
PHONE #: 716-628-4890
SBL #: _____

DESCRIPTION OF PROPOSAL: _____
Construct a bldg for equipment
Shelter 36x42 approximately w/ lean to
storage and a 20x20 dec
w/shelter

APPLICATION WAS DENIED FOR THE FOLLOWING REASON _____
A PRINCIPAL STRUCTURE IS REQUIRED
BEFORE ANY ACCESSORY STRUCTURES ARE
PERMITTED. SECTION 200-34

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: 5/1 2015 APPLICANTS SIGNATURE: [Signature]
(Signature of Applicant)

ACRES	CONC. = CONCRETE	E = EAST	GAR. = GARAGE	MS. = MEASURED	PO. = PORCH	TJB = TELEPHONE
APPROX. = APPROXIMATE	COR. = CORNER	EJB = ELECTRICAL	IP. = IRON PIPE/	N = NORTH	PP = POWER POLE	JUNCTION BOX
A = AVENUE	CTV = CABLE TV BOX	JCB = JUNCTION BOX	IRON PIN	NIS = NOT TO SCALE	PAV'T = PAVEMENT	TYP = TYPICAL
B = BITUMINOUS	CL = CENTERLINE	ENC. = ENCROACHMENT	L = LIBER	O/H = OVERHEAD	RD. = ROAD	W = WEST
C = CATCH BASIN	D = DEED	ESMT. = EASEMENT	L.N. = LANE	O/L = ON LINE	S = SOUTH	W/ = WITH
CH = CHAIN	DIA. = DIAMETER	EX. = EXISTING	MH = MANHOLE	P = PAGE	ST. = STREET	WD. = WOOD
CL = CLEAR	DIST. = DISTANCE	FNC. = FENCE	MP = MAP	PL = PROPERTY LINE	STY. = STORY	W.F. = WOODFRAME

WILSON ROAD (49.50')

1291.12' D. = 1288.04' MS.

W. LINE LOT 12

33.00' D. & MS.

NOW OR FORMERLY
NEW YORK CENTRAL AND HUDSON RAILROAD CO.
 702.90' D. = 708.56' MS.
 S. LINE NEW YORK CENTRAL AND HUDSON RAILROAD CO.

696.30' D. = 696.51' MS.

181.50' D. & MS.

**PART OF
 L-2845
 P-23
 PARCEL 3
 ±20.5 AC.
 VACANT LOT**

BUILDING

WOOD SHED

WOODS & BRUSH

TREE HOUSE

WOOD DECK

POND

CABIN AREA

PARALLEL W/ THE W. LINE OF LOT 12

1280.12' D. = 1276.12' MS.



Filing Fee: \$150.00

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BUILDING DEPT. - 439-9527

BOARD OF APPEALS REQUEST

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

(PLEASE PRINT)
PROPERTY LOCATION:

4429 Lake Ave

STREET #: _____

(PLEASE PRINT)
PROPERTY OWNER:

Ryan + Jill Keys

OWNER ADDRESS: 4429 Lake Ave

CITY/STATE/ZIP: Lockport, NY 14094

PHONE #: 716-946-3298

SIGNATURE: [Signature]

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:

Ryan Keys

DESCRIPTION OF PROPOSAL: 24' x 28'

STREET: 4429 Lake Ave

Construction of a garage

CITY/STATE/ZIP: Lockport, NY 14094

PHONE #: 585-590-2285

SBL #: 95.02-2-47

APPLICATION WAS DENIED FOR THE FOLLOWING REASON: THE FRONT SETBACK ON A MAJOR ROAD IS 70'
SECTION 200-40

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

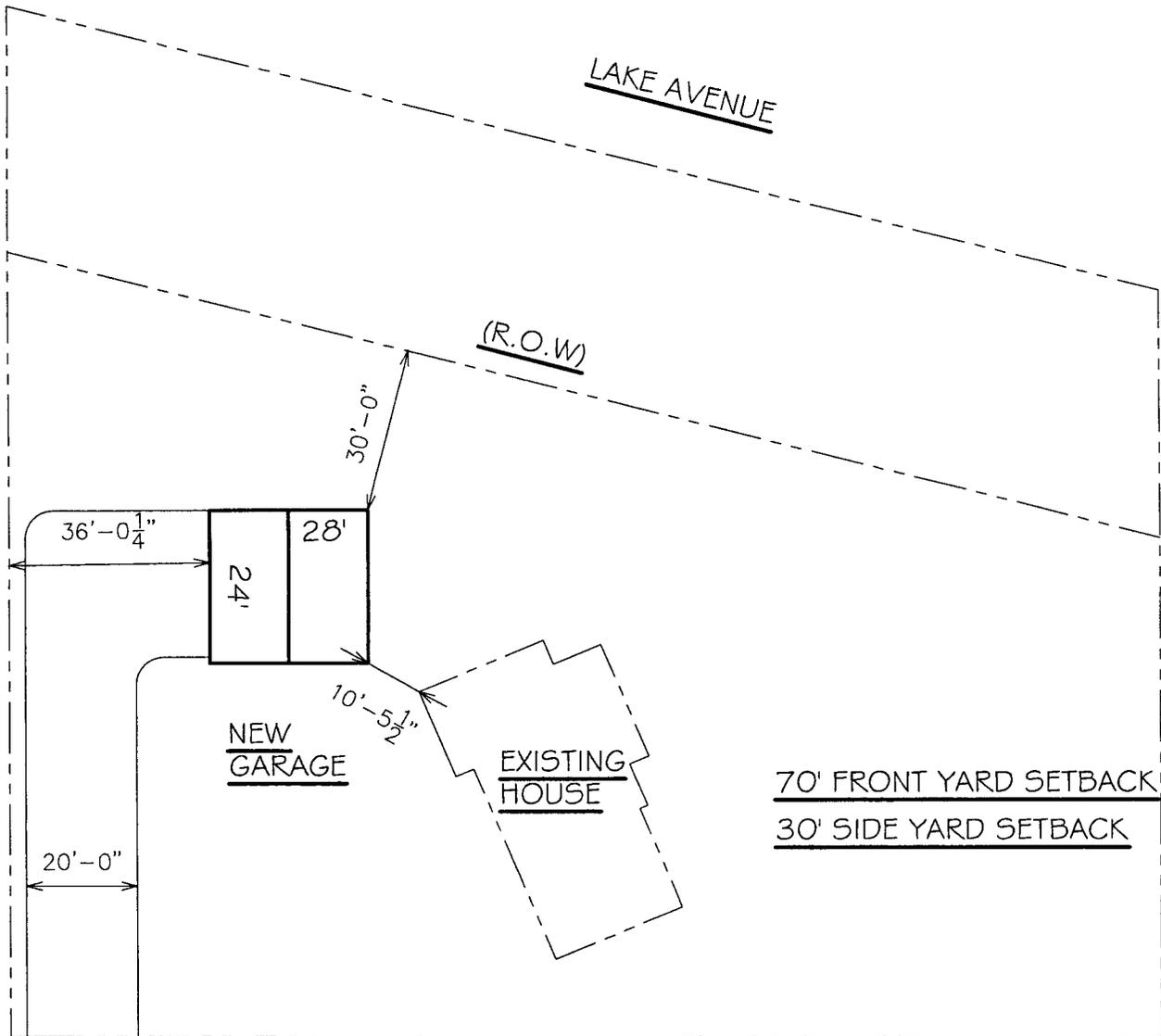
APPLICANT IS REQUIRED PRIOR TO ANY HEARING, TO NOTIFY ANY AND ALL ADJACENT PROPERTY OWNERS OF THE INTENTION OF THIS PROPOSAL

[Signature]
(Signature of Applicant)

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

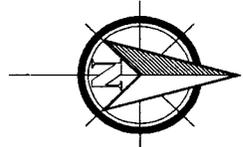
DATE: 4/30 2015

APPLICANTS SIGNATURE: [Signature]



SITE PLAN

SCALE: 1" = 30'-0"

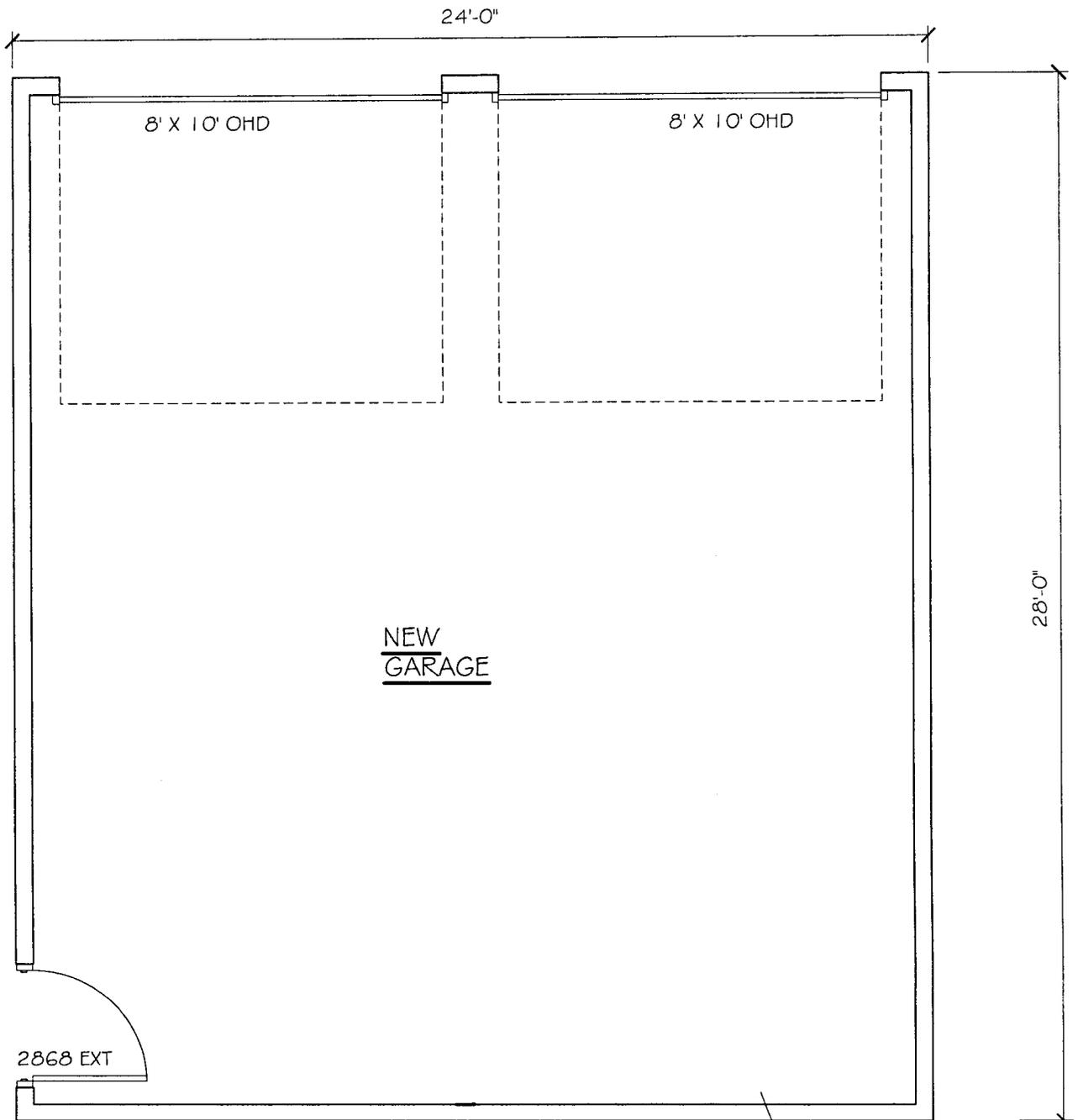


MPD Architecture



2619 North Main Street
Newfane, New York 14108
TEL: (716) 778-7896 FAX: (716) 778- 7617 EMAIL: PDarrow@mpd-architecture.com

Project NEW GARAGE 4429 LAKE AVENUE LOCKPORT, NY 14094	
Sheet Contents: NEW GARAGE	
Date: 04-20-2015	Scale: AS NOTED
Drawn By: MPD	



PLAN

2

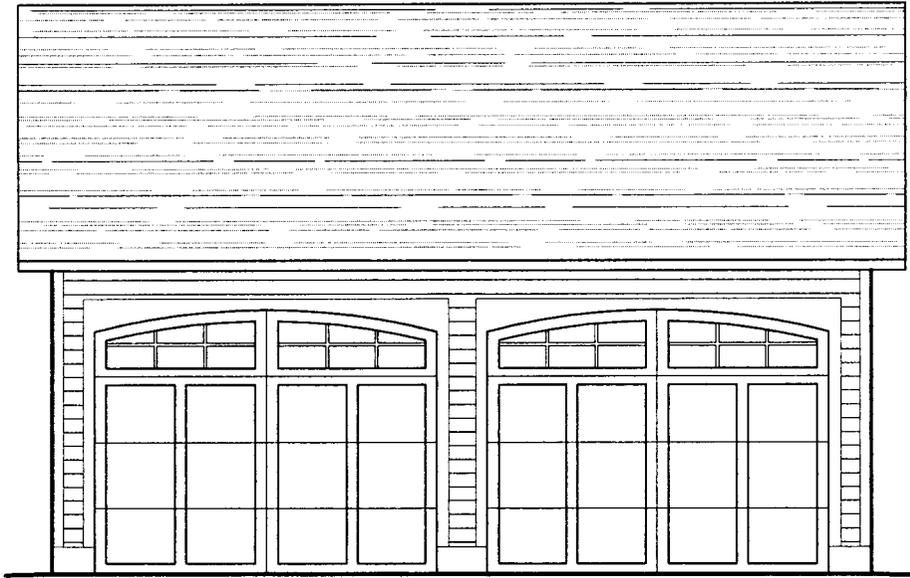
SCALE: 1/4" = 1'-0"

MPD Architecture

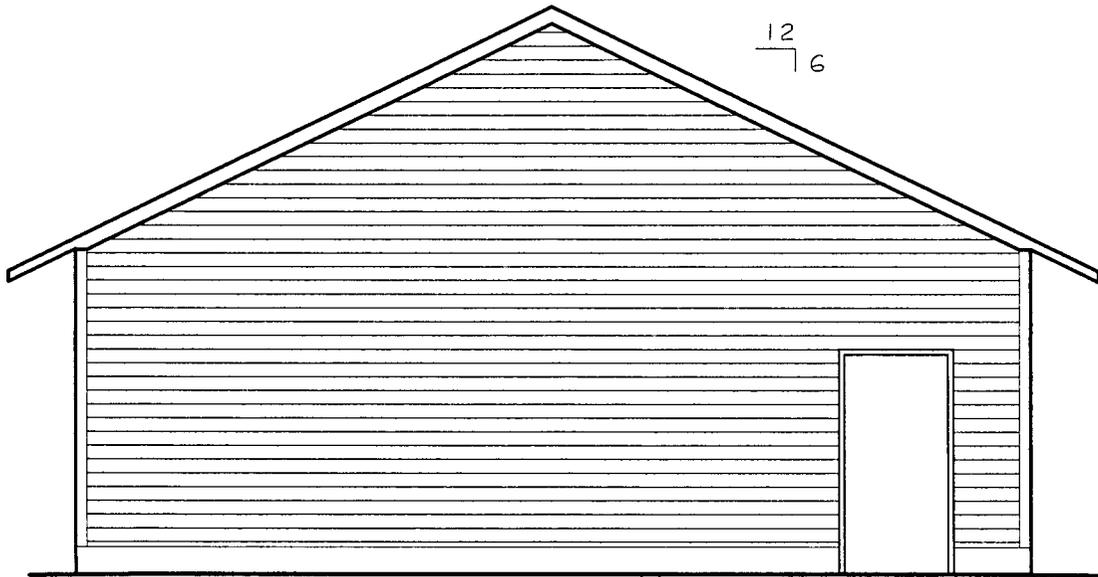


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Project NEW GARAGE 4429 LAKE AVENUE LOCKPORT, NY 14094	
Sheet Contents: NEW GARAGE	
Date: 04-20-2015	Scale: AS NOTED
Drawn By: MPD	



SOUTH



EAST

ELEVATIONS

3

SCALE: 1/4" = 1'-0"

MPD Architecture



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Newfane, New York 14108

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Project
NEW GARAGE
4429 LAKE AVENUE
LOCKPORT, NY 14094

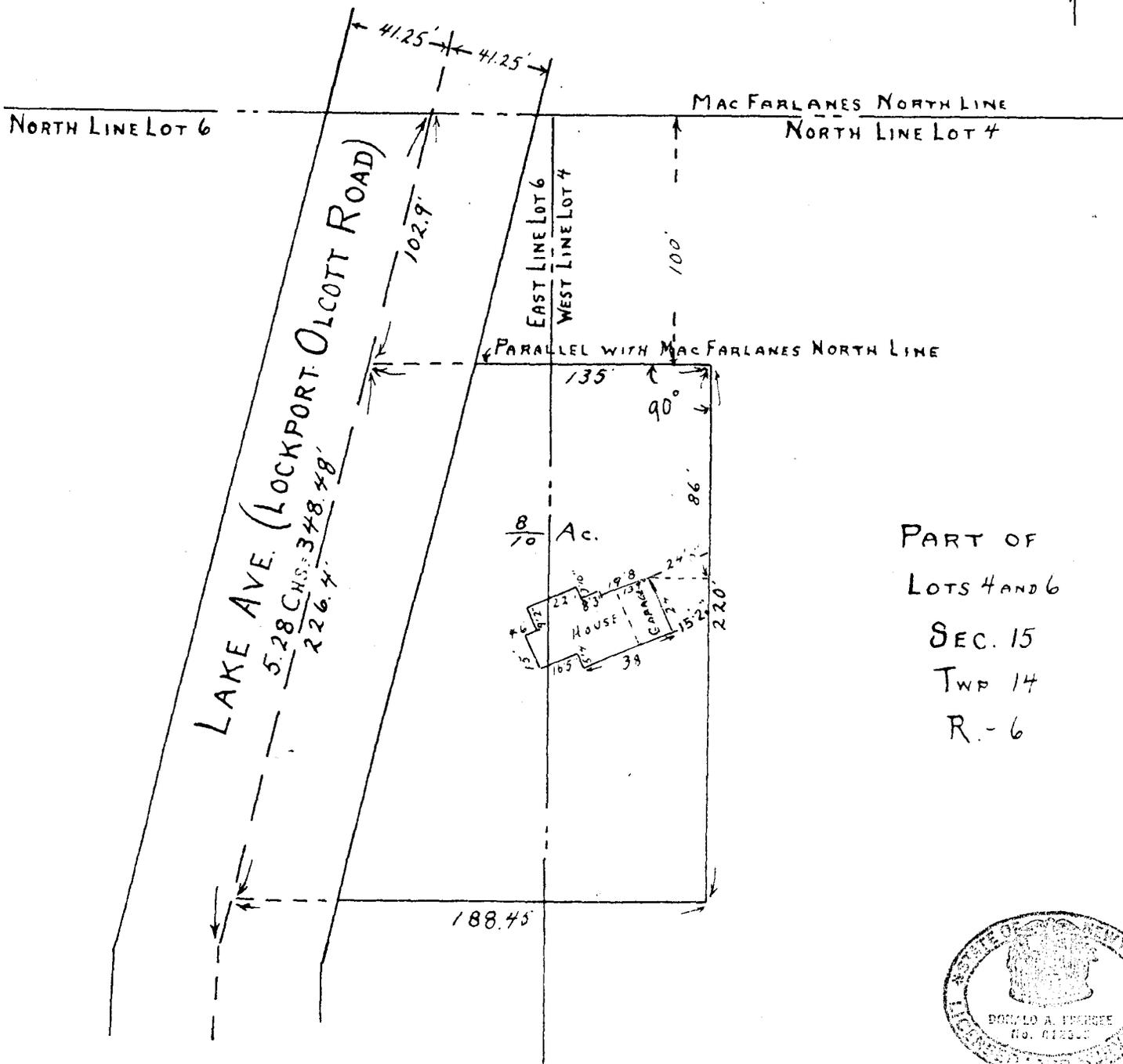
Sheet Contents:
NEW GARAGE

Date:
04-20-2015
Drawn By:
MPD

Scale:
AS NOTED

MAP OF LAND IN THE
 TOWN OF LOCKPORT, NIAGARA CO. N.Y.
 SURVEYED & DRAWN FOR
 RICHARD G. & MARIETTA MAC FARLANE
 BY JULIUS F. FRENSEE, P.E. & D.A. FRENSEE, L.S.
 JAN. 4, 1956 SCALE: 60'-1"

HOUSE LOCATED APRIL 15 1956



PART OF
 LOTS 4 AND 6
 SEC. 15
 TWP 14
 R. - 6

