

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**

DATE: Tuesday, July 26, 2016

TIME: 6:00 PM

MEETING HELD IN MUNICIPAL BUILDING  
(6560 DYSINGER ROAD)

**SCHEDULED AGENDA FOR MEETING TO DATE**

Approval of June 28, 2016 minutes.

1. **7000 Tracy Ct-167.02-4-45-** Stephen & Lisa Serena  
Requesting an area variance to construct an addition closer than the required 50 ft setback.
2. **7204 Brookside Dr - 124.03-3-107-** Herbert Munk  
Requesting an area variance to construct a ranch-style home less than the required 30 ft side setback.



Filing Fee: \$150.00

APPLICATION MUST BE FILED BY THE 5<sup>th</sup> OF THE MONTH

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

BUILDING DEPT. - 439-9527

BOARD OF APPEALS REQUEST

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

(PLEASE PRINT)  
PROPERTY LOCATION:

LOCKPORT NY  
STREET #: 7000 TRACY CT

(PLEASE PRINT)

PROPERTY OWNER: STEPHEN & LISA SERENA  
OWNER ADDRESS: 7000 TRACY CT  
CITY/STATE/ZIP: LOCKPORT NY 14094  
PHONE #: 76-434-8324  
SIGNATURE: Lisa A. Serena

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: STEPHEN & LISA SERENA DESCRIPTION OF PROPOSAL: Either "A"  
 STREET: 7000 TRACY CT TO ADD TO THE NORTH OF THE  
 CITY/STATE/ZIP: LOCKPORT NY 14094 GARAGE OR "B" TO ADD ON TO  
 PHONE #: 434-8324 THE WEST SIDE OF THE HOUSE  
 SBL #: 167.02-4-45 TO ALLOW SPACE FOR A MUDROOM

APPLICATION WAS DENIED FOR THE FOLLOWING REASON THE REQUIRED SET  
BACK IS 50'. CORNER LOT FRONT SETBACKS SHALL  
APPLY TO SETBACKS FROM EACH ROAD. SECTION  
200-24

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

Lisa A. Serena  
(Signature of Applicant)

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

DATE: 6/30 2016

APPLICANTS SIGNATURE: Lisa A. Serena

TRACT COURT

(66' WIDE)

S 82°-01'-25" E  
120.00'



KIMBERLY DRIVE  
(66' WIDE)

S 7°-58'-35" W  
229.79'

15.00' WIDE PUBLIC UTILITY EASEMENT

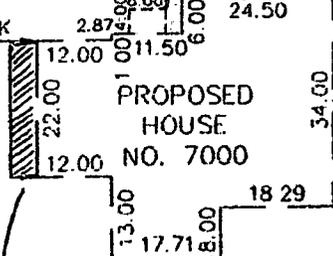
15.00' WIDE PUBLIC UTILITY EASEMENT

43' SETBACK

SETBACK

CONC. STOOP

OPTION A  
8' x 24.5' ON THE  
NORTH SIDE  
OF THE HOUSE



OPTION B  
PROPOSED ADDITION  
IS 4' x 22' ON THE  
WEST SIDE OF THE  
HOUSE

SUBLOT 45

27,575± SQ. FT.

229.79'  
S 7°-58'-35" W

15.00' WIDE TOWN OF  
LOCKPORT GENERAL  
UTILITY EASEMENT

120.00'  
N 82°-01'-25" W

7.50'  
7.50'

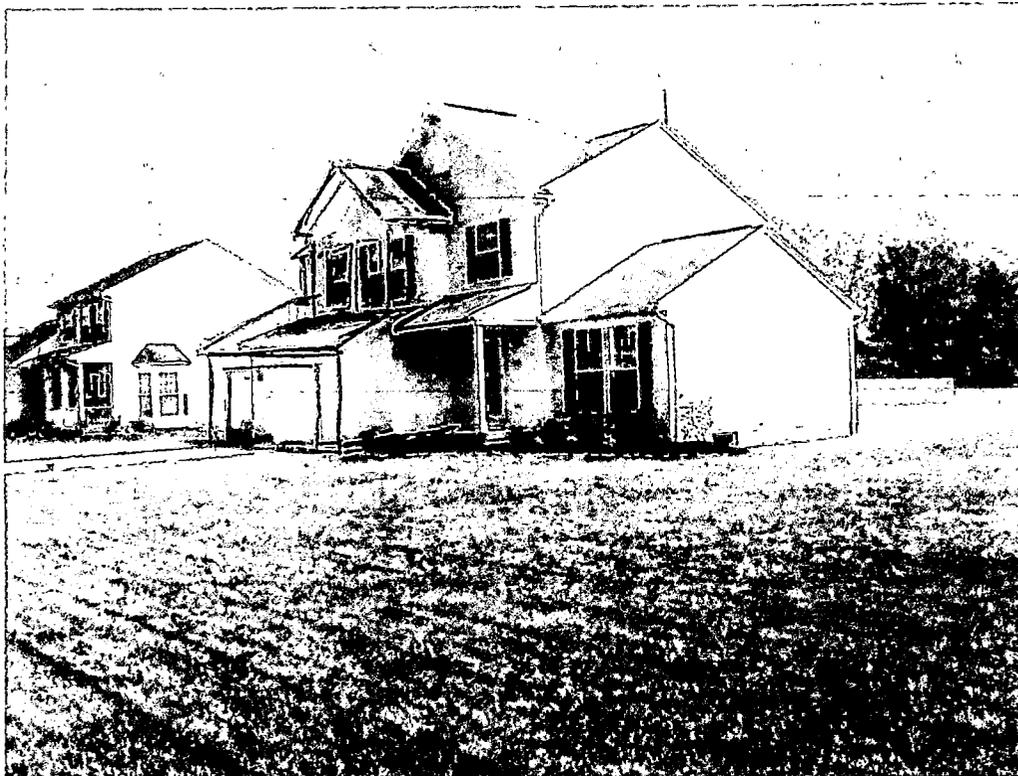


PLOT PLAN

SUBLOT 45  
HOUSE NO. 7000  
EASTPONTE SUBDIVISION, PHASE III  
TOWN OF LOCKPORT, NIAGARA COUNTY  
STATE OF NEW YORK

 **APEX CONSULTING**  
SURVEY & ENGINEERING SERVICES, P.C.

NIAGARA COUNTY  
197 EAST AVENUE, LOCKPORT, NEW YORK 14094



"A"

8' ON TO FRONT  
OF GARAGE AND  
BRING SECOND  
STORY GABLE  
OUT



"B"

4'  
RECENTER  
WINDOWS

**ZUDA**

Filing Fee: \$150.00

APPLICATION MUST BE FILED BY THE 5<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:

Lincoln Woods

STREET #: 7204 Brookside Drive  
Town of Lockport  
NY

(PLEASE PRINT)  
PROPERTY OWNER: Herbert W. Munk & Louise A. Munk

OWNER ADDRESS: 160 S. Bay Road

CITY/STATE/ZIP: Eagle Bay, NY 13331

PHONE #: (315) 357-3314

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

Located on the N-S (E-W) side Between Meadowview Dr. Road/Drive and Woodmore Ct. Road/Drive.

Property is located in an area zoned Residential

(PLEASE PRINT)  
APPLICANT NAME: Herbert W. Munk

STREET: 160 S. Bay Road

CITY/STATE/ZIP: Eagle Bay, NY 13331

PHONE #: (315) 357-3314

SBL #: 124.03-3-107

Co-Applicant: Charles Kelkenberg  
Address: P.O. Box 98, Clarence, NY 14031

DESCRIPTION OF PROPOSAL: \_\_\_\_\_  
To have a new ranch style home

\_\_\_\_\_ built on the lot with equal side lot

\_\_\_\_\_ setbacks, simliar in placement as

\_\_\_\_\_ other neighborhood homes.

PHONE#: (716) 759-7858

APPLICATION WAS DENIED FOR THE FOLLOWING REASON TOTAL SIDE YARD  
SETRBACK IS 30' IN A RESIDENTIAL DISTRICT  
SECTION 200 - 40

APPLICANT SHALL PROVIDE TEN (10) COPIES OF 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

Herbert W. Munk Louise A. Munk  
(Signature of Applicant)

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

DATE: June 24 2016

APPLICANTS SIGNATURE: Herbert W. Munk

6/22/2016

Herbert W. Munk  
160 S. Bay Road, Eagle Bay, NY 13331

Mr. Brian Belson, Dept. Head/Senior Inspector  
Town of Lockport, Building Department  
6200 Robinson Road  
Lockport, NY 14094

Dear Mr. Belson;

My wife, Louise A. Munk, and I are the owners of a vacant lot in Lincoln Woods Subdivision, 7204 Brookside Drive. We continue work with Kelkenberg Home on the planning of a home that we wish to have built.

Mr. Charles Kelkenberg and his staff have prepared the floor plan, elevations, and position of the house on the survey plot, elevation of floor relative to street, and material list and specifications.

We request that you authorize Mr. Kelkenberg to represent us at the ZBA's Variance Review Meeting on July 26, 2016. He has investigated the topography of the lot, the street setbacks of houses on adjacent lots, and side lot setbacks of adjacent and similar lots. He will be very knowledgeable in explaining the documents that Kelkenberg Homes has prepared. We reviewed and approved subject documents. We authorize Mr. Charles Kelkenberg to act as our agent to act on any alterations requested of the Planning Board.

We request that we be allowed to send the original signed application to Kelkenberg Homes for their use in mailing the ten (10) copies of the required document along with the application to the Building Department on or before July 5, 2016.

We are attaching a copy of the signed variance application and a check for the filling fee of \$150.00.

Please advise us of your decision.

Sincerely,



Herbert W. Munk  
Phone (315) 357-3314  
Email: munkhimmel@yahoo.com

Cc: Kelkenberg Homes, 10215 Main Street, P.O. Box 98, Clarence, New York, 140311  
Phone: (716) 759-7858  
Fax: (716) 759-7857

NOTE. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 2200, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

RESURVEYED	REVISION
JULY 9, 2006	



*RE MEAS III*

**BROOKSIDE DRIVE (60.0' WIDE)**

