

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, July 23, 2013

TIME: 7:00 PM

**RECEIVED**

JUL 12 2013

TOWN CLERK  
LOCKPORT, NY 14094

MEETING HELD IN MUNICIPAL BUILDING  
(6560 DYSINGER ROAD)

**SCHEDULED AGENDA FOR MEETING TO DATE**

1. Approval of May 28th, 2013 , minutes. (No meeting June 25th)
2. 5807 Leete Rd –SBL# 94.02-1-43 Douglas Smith & Linda Borchert. Request an area variance to construct a detached garage.
3. 6865 S Transit Rd- SBL# 167.01-1-3 Kim & Mark Watson/  
Mantelli Trailer Sales  
Requesting an area variance to construct a new 18,000 square foot structure.

**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**

(PLEASE PRINT)  
PROPERTY LOCATION:

STREET #: 5807 LEETE RD

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

(PLEASE PRINT) DOUGLAS SMITH  
APPLICANT NAME: LINDA BIRCHERT

STREET: 5807 LEETE RD.

CITY/STATE/ZIP: LOCKPORT, NY 14094

PHONE #: 716-280-3359

SBL #: 94.02-1-43

**BOARD OF APPEALS REQUEST**

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

(PLEASE PRINT) DOUGLAS SMITH  
PROPERTY OWNER: LINDA BIRCHERT

OWNER ADDRESS: 5807 LEETE RD.

CITY/STATE/ZIP: LOCKPORT, NY 14094

PHONE #: 716-280-3359

SIGNATURE: Douglas Smith

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

REPLACE EXISTING

GARAGE W/NEW, LARGER

GARAGE & STORAGE BUILDING

APPLICATION WAS DENIED FOR THE FOLLOWING REASON ACCESSORY STRUCTURES SHALL NOT CONTAIN MORE THAN 1/3 OF THE SQUARE FOOTAGE OF THE PRINCIPAL BUILDING. SECTION 200-4.1.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**

Douglas Smith  
(Signature of Applicant)

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

DATE: \_\_\_\_\_ 20 \_\_\_\_\_

APPLICANTS SIGNATURE: Douglas Smith

**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:  
6865 S. Transit Road, Lockport, NY 14094

STREET #: 6865

(PLEASE PRINT)

PROPERTY OWNER: Kim & Mark Watson

OWNER ADDRESS: 6865 S. Transit Road,

CITY/STATE/ZIP: Lockport, NY 14094

PHONE #: 716-635-8877

SIGNATURE: Kim Watson

Located on the E side. Between Bartz Road/Drive and Tonawanda Creek Road/Drive.

Property is located in an area zoned \_\_\_\_\_.

(PLEASE PRINT)

APPLICANT NAME: Kim & Mark Watson

DESCRIPTION OF PROPOSAL: The project will consist of the addition of a new 18,000 Sq. Ft. structure, 38,067.2 Sq. Ft. of Previous concrete Trailer Display Area, 63,160 Sq. Ft. of Greenspace, with retention pond, 26,387 Sq. Ft. of asphalt pavement for entrances and customer parking, 38,040 Sq. Ft. of new stone or grasscrete Trailer Inventory Storage Area and associated landscaping.

STREET: 6865 S. Transit Road

PLANNING BOARD RECOMMENDS

CITY/STATE/ZIP: Lockport, NY 14094

ZBA CCOD REQUIREMENTS BE

PHONE #: 716-625-8877

WAIVED

SBL #: 167.01-1-3

APPLICATION WAS DENIED FOR THE FOLLOWING REASON THE TOTAL BUILDING SQUARE FOOTAGE EXCEEDS THE MAXIMUM 15,000 SF AND THE MINIMUM 25% GREENSPACE IS REPORTED AT 22.8% SECTION 200-1614

**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: 6-18 2013

APPLICANTS SIGNATURE: Kim Watson