

TOWN OF LOCKPORT
ZONING BOARD OF APPEALS
February 22, 2011

PRESENT: Charles Dahlquist
Donald Jablonski
Tim Lederhaus, Chairman
Michael Bartus
Frank Loiars
Kevin Roth, Alternate

ALSO PRESENT: Brian Belson, Senior Building Inspector
Jane Trombley, Secretary

ABSENT: Daniel Seaman, Town Attorney

The February 22, 2011 Zoning Board of Appeals meeting was called to order at 7 pm by Chairman Lederhaus, who then led the Pledge of Allegiance.

MOTION made by Member Dahlquist, seconded by Member Bartus to approve the January 25, 2011 minutes. 5 Ayes, 0 Nays, Carried.

CASE #1 6619 Royal Parkway South – SBL #138.02-1-207 – Michael Stainbrook –
Requesting an area variance to construct a 12 x 18' addition to residence. The proposed addition will be 24' from the east property line and the required setback is 50'. Mr. Stainbrook presenting with Charles Donelson, builder. Mr. Stainbrook stated he has a 3 bedroom house, with the smallest bedroom being only 9' x 9' and they now have 3 children, so it just isn't big enough, but he likes the area and doesn't want to leave. Mr. Stainbrook stated the addition will match the house, it is a raised ranch, and has a basement.

Chairman Lederhaus opened the Public Hearing.

Member Loiars stated there are two trees in that area. Mr. Stainbrook stated that is basically where the addition will be, so they are coming down.

Member Jablonski asked the location of the addition and Mr. Stainbrook stated centered on the house, with about 3' on each side as the addition is 18' and the home is 24'.

Member Loiars asked if there will be gutters and if the roof will blend in. Mr. Stainbrook stated yes, and actually he is redoing the whole roof.

Member Jablonski asked about the basement. Mr. Stainbrook stated it is basically a walk in basement as it is only 1 to 2' in the ground, but will not have outside

access. Mr. Donelson stated they may need to add a bigger furnace and they are also adding a bathroom.

Chairman Lederhaus asked for Public Comment. Hearing none, Chairman Lederhaus closed the Public Hearing.

Building Inspector Benson stated this is a Type I unlisted action under SEQRA – short form.

MOTION made by Member Jablonski, seconded by Member Loiars to grant an area variance to Michael Stainbrook at 6619 Royal Parkway South to construct a 12 x 18' addition to his residence with siding and gutters that will conform to the rest of the house based on Town Law 267b based on the following findings:

1. the requested area variance will not create an undesirable change in the character of the neighborhood, or be a detriment to nearby properties,
2. the benefit sought by the applicant cannot be achieved by any other feasible method;
3. the requested area variance is not substantial;
4. the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood; and
5. the difficulty was not self-created.

5 Ayes, 0 Nays, Carried.

The next Zoning Board of Appeals meeting will be March 22, 2011 at 7 pm.

MOTION made by Member Loiars, seconded by Member Jablonski to accept tonight's decisions. 5 Ayes, 0 Nays, Carried.

MOTION made by Member Bartus, seconded by Member Dahlquist to adjourn. 5 Ayes, 0 Nays, Carried.

BY ORDER OF THE TOWN OF LOCKPORT

ZONING BOARD OF APPEALS