

TOWN OF LOCKPORT
ZONING BOARD OF APPEALS
August 27, 2013

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

ALSO PRESENT: Brian Belson, Senior Building Inspector
Jane Trombley, Secretary
Michael Norris, Town Attorney

The August 27, 2013 Zoning Board of Appeals meeting was called to order at 7:00 pm by Chairman Lederhaus, who then led the Pledge of Allegiance.

MOTION made by Member Dahlquist, seconded by Member Jablonski to approve the July 23, 2013 minutes. 5 Ayes, 0 Nays, Carried.

CASE #1 **6615 Emily Lane – SBL #152.01-3-75 – Ed Gordon.** Requests an area variance to install an above ground pool closer than side/rear setback requirements allow. Mr. Gordon presenting. Mr. Gordon states he would like to put in a 20' above ground pool that will be about 8.5 feet from the house and about 4' from the side yard. The pool will not be on the easement.

Chairman Lederhaus asked if there will be a fence. Mr. Gordon stated there will be a fence around the whole property.

Member Jablonski asked if there will be a convenience plug and Mr. Gordon stated yes.

Member Dahlquist asked if there will be a deck around the pool and Mr. Gordon said at some point.

Chairman Lederhaus asked if it will have all the safety features and Mr. Gordon stated yes.

Chairman Lederhaus opened the Public Hearing. Hearing no comments, Chairman Lederhaus closed the Public Hearing.

MOTION made by Member Jablonski, seconded by Member Dahlquist to grant an area variance to Ed Gordon at 6615 Emily Lane to install a 20' above ground pool with 4' side yard setbacks and 8.5' from the house as:

1. The requested variance will not create an undesirable change in the character of the neighborhood;
 2. The benefit sought by the applicant cannot be achieved by any other feasible method;
 3. The requested variance is not substantial;
 4. The proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood; and
 5. The difficulty was not self-created.
- 5 Ayes, 0 Nays, Carried.

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

The next meeting of the Zoning Board of Appeals will be September 24, 2013 at 7:00 pm.

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

BY ORDER OF THE TOWN OF LOCKPORT
ZONING BOARD OF APPEALS