

TOWN OF LOCKPORT  
ZONING BOARD OF APPEALS  
November 26, 2013

PRESENT: Charles Dahlquist  
Kevin McCabe, Appointed Alternate  
Donald Jablonski  
Tim Lederhaus, Chairman

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

ABSENT: Kevin Roth

The November 26, 2013 Zoning Board of Appeals meeting was called to order at 7:00 pm by Chairman Lederhaus, who then led the Pledge of Allegiance.

Chairman Lederhaus appointed Alternate McCabe a full voting member due to the absence of Member Roth.

**MOTION** made by Member Jablonski, seconded by Member Dahlquist to approve the October 22, 2013 minutes. 4 Ayes, 0 Nays, Carried.

**CASE #1**                    **4511 Candelwood Drive – SBL #94.04-3-27 – Nigel Martin –**  
Requesting an area variance to construct a 36 x 48' pole barn. Mr. Martin presenting. Mr. Martin stated he would like to construct a 36 x 48' pole barn that is about 13' longer than what is allowed based on the size of his home (the proposed pole barn is greater than 1/3 the principal structure). Mr. Martin stated the pole barn will be used to store equipment to maintain his property.

Chairman Lederhaus asked if there will be gutters, downspouts and underground drainage. Mr. Martin said yes.

Member Jablonski asked the size of the property. Mr. Martin stated 21 acres.

Chairman Lederhaus asked how far from the top line of his property will the pole barn will be placed. Mr. Martin stated 400+ feet. Chairman Lederhaus asked if there will be heat and plumbing. Mr. Martin stated no.

Member Jablonski asked if the building will be used for commercial purposes and Mr. Martin stated no. Member Jablonski asked about the construction. Mr. Martin stated it will be steel and stone, being done by T & T Builders.

Town Building Inspector Belson stated there is no issue with setbacks.

Member Jablonski asked how large the home is and Mr. Martin stated 3000 sq. ft. with covered porches.

Chairman Lederhaus opened the Public Hearing.

Joseph Ciccirelli of 60 Rochester Street stated he owns one of the neighboring properties and wonders how far from the adjacent property the pole barn will be. Mr. Martin said the pole barn will be at least 400' from the property line and 40 to 50' north of the home.

Member Jablonski asked if the property is zoned R1 and Town Building Inspector Belson stated yes.

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

**MOTION** made by Member Jablonski, seconded by Member McCabe to issue an area variance at 4511 Candelwood Drive to construct a pole barn larger than allowed by the Town Code based on:

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 area variance is substantial, but the size of the parcel mitigates that issue;
4. The proposed variance will not have an adverse effect on the conditions in the neighborhood; and
5. The difficulty was self-created but where the structure will be located mitigates that concern.

4 Ayes, 0 Nays, Carried.

The next Zoning Board of Appeals meeting will be held in January, 2014.

**MOTION** made by Member Jablonski, seconded by Member McCabe to adjourn. 4 Ayes, 0 Nays, Carried.

**BY ORDER OF THE TOWN OF LOCKPORT  
ZONING BOARD OF APPEALS**