

TOWN OF LOCKPORT
ZONING BOARD OF APPEALS
January 28, 2014

PRESENT: Elaine Sobieraski
Kevin McCabe
Donald Jablonski
Tim Lederhaus, Chairman
Will Collins, Appointed Alternate

ALSO PRESENT: Jason Thompson, Building Inspector
Jane Trombley, Secretary
Michael Norris, Town Attorney

ABSENT: Kevin Roth

The January 28, 2014 Zoning Board of Appeals meeting was called to order at 7:15 pm by Chairman Lederhaus, who then led the Pledge of Allegiance.

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

MOTION made by Member Jablonski, seconded by Member McCabe to approve the November 24, 2013 minutes. 5 Ayes, 0 Nays, Carried.

CASE #1 **7373 Rochester Road – SBL #96.00-2-14.1 – Varallo Vineyards** – Requesting an area variance to construct a single family residence on a lot with 50 feet frontage. The required lot frontage is 100 feet in a residential district.

Chairman Lederhaus opened the Public Hearing.

David Steward of 7367 Rochester Road stated he owns the brick home on the west side of the Varallo driveway. Mr. Steward stated several years ago he and his wife had applied for a variance to open a small business which was rejected due to this being a residential area. Mr. Steward stated the ruckus began with heavy equipment going in and out and with the dirt driveway for the first two years, they dealt with a lot of dust. Mr. Steward stated now he picks up bottles, cans, wrappers and debris as well as deals with the increased traffic. Besides the initial disturbances, Mr. Steward stated there are parties and weddings until late at night and now there are flags up for advertising that make it hard for him to get out of his driveway causing more heartache for him and his wife. Chairman Lederhaus stated the request is for an area variance to build a home, not anything to do with the business.

MOTION made by Member Jablonski, seconded by Member McCabe to table 7373 Rochester Road, keeping the Public Hearing open. 5 Ayes, 0 Nays, Carried.

Zoning Board of Appeals
January 28, 2014
Page 2

MOTION made by Member McCabe, seconded by Alternate Collins to adjourn. 5 Ayes, 0 Nays, Carried.

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