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TOWN OF LOCKPORT  
ZONING BOARD OF APPEALS  
February 25, 2014

TOWN OF LOCKPORT  
LOCKPORT, NY 14094

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

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

The February 25, 2014 Zoning Board of Appeals meeting was called to order at 7:00 pm by Chairman Lederhaus, who then led the Pledge of Allegiance. All Members present.

**MOTION** made by Member Jablonski, seconded by Member Sobieraski to approve the January 28, 2014 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' frontage. The required lot frontage is 100' in a residential district.

Chairman Lederhaus noted the Public Hearing remained open from the January 28, 2014 meeting. Hearing no further comments, Chairman Lederhaus closed the Public Hearing.

**MOTION** made by Member Jablonski, seconded by Member Sobieraski to grant an area variance to Varallo Vineyards at 7373 Rochester Road to build a single family residence on a lot with 50' of frontage, conditional on there being an easement between the properties, based on:

1. The requested 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 for the applicant;
3. The requested area variance is not substantial;
4. The proposed variance will not have an adverse effect or impact on the environmental conditions in the neighborhood;
5. The requested variance is somewhat self-created, but not enough to be a problem.

5 Ayes, 0 Nays, Carried.

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

The next Zoning Board of Appeals meeting will be March 25, 2014 at 7:00 pm.

**MOTION** made by Member McCabe, seconded by Member Sobieraski to adjourn. 5 Ayes, 0 Nays, Carried.

**BY ORDER OF THE TOWN OF LOCKPORT**

**ZONING BOARD OF APPEALS**