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TOWN OF LOCKPORT
ZONING BOARD OF APPEALS
June 24, 2014

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

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

The June 24, 2014 Zoning Board of Appeals meeting was called to order at 5:30 pm by Chairman Lederhaus, who then led the Pledge of Allegiance.

All members are present.

MOTION made by Member Sobieraski, seconded by Member Roth to approve the May 27, 2014 minutes. 5 Ayes, 0 Nays, Carried.

CASE #1 7133 Northledge Drive – SBL #110.01-2-10 – David M. & Jeanine S. Chatt – Requesting an area variance to construct an 11 x 20' addition to existing structure. R-1 residential district requires side yard setback of 10'. Mr. Chatt presenting. Mr. Chatt stated they would like to build a 3 season room with footer and windows all the way around, which would blend in with the existing home to look as if it was always there.

Member Jablonski asked how far from the property line the structure would be. Mr. Chatt stated about 5', currently it is 16' and they would like to add 11' to the structure. Mr. Chatt stated there isn't an entrance planned for it and they would only be encroaching on the Denzel's property, which is a wooded lot. The Denzel's own 2 properties and only developed one.

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

MOTION made by Member Jablonski, seconded by Member Roth to grant an area variance to David M. & Jeanine S. Chatt at 7133 Northledge Drive to build an 11 x 20' addition on an existing structure with similar roofing and siding, that has no real issues when using the balance test based on:

1. The 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 variance is not substantial;
 4. The proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood;
 5. The alleged difficulty was self-created.
- 5 Ayes, 0 Nays, Carried.

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

MOTION made by Member Jablonski, seconded by Member Sobieraski to move the Zoning Board of Appeals meeting to 6:00 pm beginning with the July 2014 meeting. 5 Ayes, 0 Nays, Carried.

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

BY ORDER OF THE TOWN OF LOCKPORT
ZONING BOARD OF APPEALS