

TOWN OF LOCKPORT
ZONING BOARD OF APPEALS
January 27, 2015

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

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

ABSENT: Kevin Roth

The January 27, 2015 Zoning Board of Appeals meeting was called to order at 6:00 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 Sobieraski, seconded by Member Collins to approve the October 28, 2014 minutes. 5 Ayes, 0 Nays, Carried.

CASE #1 **22 Rydalmount Road – SBL #110.05-1-5 – Steve Sinclair.** Requesting an area variance of the rear set back requirement to construct a 12 foot addition to the attached garage. Charles Dahlke presenting.

Chairman Lederhaus opened the Public Hearing.

Chairman Lederhaus asked if the flat roof will just be extended out, or peaked. Mr. Dahlke stated he is not sure yet, he believes it will be flat as it wouldn't make sense for it to be peaked since it wouldn't match then. Mr. Dahlke stated there haven't been any discussions to change the roof that he is aware of. Member Collins stated as long as there will be gutters, drainage shouldn't be a problem.

Chairman Lederhaus asked if the siding and style will match. Mr. Dahlke stated yes.

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

MOTION made by Member Jablonski, seconded by Member Collins to grant an area variance of the rear set back requirement to Steve Sinclair at

22 Rydalmount Road in order to put a 12 foot extension on an existing garage with gutters, as the requested variance:

1. 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; and
5. The alleged difficulty is self-created, but will be a nice addition to the neighborhood.

5 Ayes, 0 Nays, Carried.

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

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

The next Zoning Board of Appeals meeting will be February 24, 2015 at 6:00 pm.

BY ORDER OF THE TOWN OF LOCKPORT

ZONING BOARD OF APPEALS