

TOWN OF LOCKPORT
ZONING BOARD OF APPEALS
May 24, 2016

PRESENT: Kevin McCabe
Donald Jablonski
Tim Lederhaus, Chairman
Kevin Roth
Elaine Sobieraski
John Lang, Alternate

ALSO PRESENT: Brian Belson, Senior Building Inspector
Jane Trombley, Secretary

ABSENT: Michael Norris, Town Attorney

The May 24, 2016 Zoning Board of Appeals meeting was called to order at 6:00 pm by Chairman Lederhaus, who then led the Pledge of Allegiance. All members are present.

MOTION made by Member Jablonski, seconded by Member Roth to approve the April 24, 2016 minutes. 5 Ayes, 0 Nays, Carried.

CASE #1 **4203 Arbor Drive – 95.02-1-73.11** – Daniel Szratter. Requesting a variance to construct a single family residence on a lot with 50' frontage. Mr. Szratter stated this lot is at the end of the road on 23 Acres, that his father and uncle own, and is landlocked. Mr. Szratter stated he has a letter from Town Highway Superintendent David Miller, stating there will be no problem with snow removal. (Letter given to Senior Building Inspector Belson).

Chairman Lederhaus opened the Public Hearing.

Paul Siejak, Town Councilman, asked how far from the road the home will be built. Mr. Szratter stated about 100'.

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

MOTION made by Member Jablonski to grant an area variance to Daniel Szratter to build a resident dwelling with 50' of frontage at 4203 Arbor Drive based on:

1. The requested variance will not create an undesirable change in the character of the neighborhood or be a detriment to the nearby properties;
2. The benefit sought by the applicant cannot be achieved by any other feasible method for the applicant to pursue;
3. The requested area variance is not substantial;
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood; and
5. The difficulty was not self-created.

5 Ayes, 0 Nays, Carried.

CASE #2 **5341 Shunpike Road – 94.00-1-3.12** – Henry & Elaine Haase Jr. - Requesting a variance to construct a storage building in front of the principal structure. Ms. Haase stated their home is built on a former vineyard, where the back drops off for the drainage and the septic system is located on the other side of the house and is prone to water.

Chairman Lederhaus asked if the shed will be on a foundation and Ms. Haase stated no, it will be on some bricks and can be moved.

Member Jablonski asked how large the shed will be and how large the home is. Ms. Haase stated a 10×12' shed and the home is 2089 square feet.

Member McCabe asked how far the shed will be from the street. Ms. Haase stated about 35' from the street with woods around them.

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

MOTION made by Member Jablonski, seconded by Member Roth to grant an area variance to build a 10×12' shed in front of the principal structure, with less than the required setback, by the woods as:

1. The requested variance will not create an undesirable change in the character of the neighborhood or be a detriment to the nearby properties and it is the most practical location;
 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 requested variance is self-created, but when using the balance test, the variance should be granted.
- 5 Ayes, 0 Nays, Carried.

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

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

BY ORDER OF THE TOWN OF LOCKPORT
ZONING BOARD OF APPEALS