

MINUTES
MUNICIPAL BUILDING
ZONING BOARD OF APPEALS

February 23, 2021

6:00 P.M.

PRESENT: Kevin Foltz, Chairman, Andy Rosenberg, Nancy Babis, Meghan Lutz, Sheila Tracy, Pat McGrath, Deputy Corporation Counsel, Clayton Dimmick, Senior Building Inspector.

EXCUSED: Tom Hull, Lynn Harper

The Chairman explained to those present the procedure followed in these Hearings, First the explanation by the Appellant as to what he/she is appealing for, second, any questions those present wishes to ask to clarify the appeal, and third, the Board will hear any opinions for or against the granting of this variance. The chairman stressed the point that anyone wishing to speak must first state their name and address.

Roll call was taken by Chairman Kevin Foltz and all the members present stated that they have seen the properties.

The first case to be called was Case No. 2225, Appeal of Robert Bell to install three apartments on the second floor of the building at 4 Lock Street, Lockport, New York situated in a B-2 Zone.

Tim Arlington from Apex Consulting was present to represent Mr. Bell.

Mr. Arlington stated that Mr. Bell is looking into purchasing 4 Lock Street that was the old Moose Lodge. He said that Mr. Bell intends to utilize the ground floor for a food prep business and install three apartments upstairs. He said that there are buildings to the north and south of this one and an alley behind the building. He said that behind the building there is a concrete addition that is poor condition that they plan on removing. He said that when they take the addition down it will provide additional parking. He said that the ordinance states that they need two parking spaces for every unit. He said they would need six spaces total but there is no room to put than many spaces in the alley and there is nowhere else to put them. He said they will be able to provide three parking spaces. He said that they are asking for relief from the number of parking spaces and the size of the spaces.

Mr. Arlington said that they have already gone in front of the Niagara County Planning Board and the City Planning Board, this is the last step.

Mr. Foltz asked what they plan on doing for snow removal.

Mr. Arlington said that Mr. Bell is going to have to make some sort of arrangements. He said that he might have to bring a Bobcat in to remove the snow. He said that the snow will have to be removed because there will be an entrance for the tenants in the rear of the building and the fire escape will also be there.

Mr. Foltz asked if there is going to be lighting in the rear for the tenants.

Mr. Arlington said yes, he said that they plan on making the front of the building very attractive and are going to try to do the same in the rear.

Ms. Tracy asked if the apartments are going to be two-bedroom.

Mr. Arlington said that two of the apartments will have two-bedrooms and one will have one-bedroom. He said they may have about five tenants. He said that they will be able to provide one parking space for each unit.

The meeting was opened to the public.

The meeting was closed to the public.

Mr. Foltz read aloud a letter sent by the Dale Association stating they are in favor of the project and also in communication with Mr. Bell about leasing parking spaces from their 90-space lot.

There being nothing further Meghan Lutz made a motion to approve the variance request to install three apartments on the second floor of the building with a reduced number of 9' x 10'5" parking spaces as follows:

AND IT APPEARING, benefit cannot be achieved by other means feasible to the applicant, and

WHEREAS, there will be no change to the character of the neighborhood, and

WHEREAS, request is not substantial, and

WHEREAS, there will be no adverse physical or environmental effect, and

WHEREAS, alleged difficulty is not self-created, and

WHEREAS, premises shall be kept in a neat, clean and orderly condition

Seconded by Sheila Tracy.

Kevin Foltz-yes

Andy Rosenberg-yes
Nancy Babis-yes
Meghan Lutz-yes
Sheila Tracy-yes

AREA VARIANCE GRANTED

The next case to be called was Case No. 2226, Appeal of Larry McQueen to erect a 22' x 30' detached garage located at 135 Davison Rd, Lockport, New York situated in an R-1 Zone.

Mr. McQueen was not present at the meeting.

The Board felt comfortable moving forward with the request.

Mr. Foltz stated that there are no basements in the houses in this neighborhood. He said that a lot of them are slab on grade and there is no storage.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Nancy Babis made a motion to approve the variance request to erect a 22' x 30' detached garage as follow:

AND IT APPEARING, benefit cannot be achieved by other means feasible to the applicant, and

WHEREAS, there will be no change to the character of the neighborhood, and

WHEREAS, request is not substantial, and

WHEREAS, there will be no adverse physical or environmental effect, and

WHEREAS, alleged difficulty is not self-created, and

WHEREAS, premises shall be kept in a neat, clean and orderly condition

Seconded by Andy Rosenberg.

Kevin Foltz-yes
Andy Rosenberg-yes
Nancy Babis-yes
Meghan Lutz-yes

Sheila Tracy-yes

AREA VARIANCE GRANTED

Sheila Tracy made a motion to approve the minutes of the January 26, 2021 meeting.
Seconded by Nancy Babis. yes-5 Noes-0

Meghan Lutz made a motion to adjourn; Motion seconded by Sheila Tracy Ayes-5 Noes-0

MEETING ADJOURNED

The next regularly scheduled meeting will be Tuesday, March 23, 2021 at 6:00 p.m.