

MINUTES
MUNICIPAL BUILDING
ZONING BOARD OF APPEALS

June 22, 2021

6:00 P.M.

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

EXCUSED: Tom Hull, Sheila Tracy

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. 2234, Appeal of Ramgapaul Goorbaran to erect an 8'x 10' storage shed in the rear yard located at 21 South Street, Lockport, New York situated in a B-5 Zone.

Applicant was a no show. Case will be placed on the next agenda.

The next case to be called was Case No. 2235, Appeal of Duane Snyder to amend variance Case No. 1121 by erecting a 10' x 26' addition to the south side of the building and an additional parking lot on the south side of the property situated in an R-1 Zone.

Mr. Duane Snyder was present.

Mr. Snyder stated that his optical business is on the corner of High Street and Davison Rd. He said that currently there is a parking lot on the north side of the building with two entrances. He said that both staff and public enter in the same entrances. He said that his business is busy and the parking lot is usually full. He said that in the winter time it is an issue because the snow takes up spaces. He said that if he wants to continue growing his business, he needs more parking. He said that he also wants to hire two more staff members.

Mr. Snyder said that there is already a curb cut on the south side of the property. He said that if you look at the site plan that he provided, he would like to add six additional

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 Nancy Babis.

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

USE VARIANCE GRANTED

Nancy Babis mad a motion to approve the variance request to install a parking lot on the south side of the building 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
Meghan Lutz-yes
Nancy Babis-yes

USE VARIANCE GRANTED

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
Meghan Lutz-yes
Nancy Babis-yes

AREA VARIANCE GRANTED

Nancy Babis made a motion to approve the variance request for the roof covering to be situated 2.5' from the north property line 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 Meghan Lutz.

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

AREA VARIANCE GRANTED