

MINUTES  
MUNICIPAL BUILDING  
ZONING BOARD OF APPEALS

AUGUST 20  
~~July 27~~, 2021

6:00 P.M.

PRESENT: Kevin Foltz, Chairman, Andy Rosenberg, Meghan Lutz, Andrew Rosenberg, Sheila Tracy, Pat McGrath, Deputy Corporation Counsel, Jason Dool, Chief Building Inspector.

ABSENT: 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. 2240, Appeal of John & Nancy DiNicolantonio to enclose the existing 13.5' x 14' rear deck located at 97 DeSales Circle, Lockport, New York situated in an R-1 Zone.

A letter was presented to the Board giving Jaime Lorenz permission to represent Mr. & Mrs. DiNicolantonio at the meeting.

Ms. Lorenz stated that she is Mr. & Mrs. DiNicolantino's interior designer. She said that their wooden deck in currently in need of repair. She said that the deck faces east so it gets a ton of sun and there is no cover. She said that they would like to replace it with something that will allow them to enjoy their backyard. She said that the addition will look like the house and be aesthetically pleasing to the neighborhood.

Ms. Lorenz said that the lot is 10,074 s.f and they are allowed to cover 20% of the lot. She said that they would like to add 180 s.f. to the house, raising the lot coverage by 1.9%.

Ms. Lorenz said that this will allow them to utilize their backyard. She said that they are also doing interior renovations.

Mr. Foltz asked what type of foundation will be under the addition.

Ms. Lorenz said that it will be a full basement. She said that she discussed it with her clients and they want to be able to extend all of the existing mechanicals into the new room.

Ms. Tracy said that this will be an actual enclosed room.

Ms. Lorenz said yes, it will look like the rest of the house.

Mr. Foltz asked if there is going to be gutters on the addition.

Ms. Lorenz said yes, it will tie into the existing underground drainage.

Mr. Foltz said that they should make sure that any lighting installed shines away from the neighboring property.

Ms. Lorenz said that they are going to install one light over the patio door.

The meeting was opened to the public.

Ms. Sandra Scrace, 17 Alanview Drive, stated that she owns the property behind this one. She said that she is for the renovations.

The meeting was closed to the public.

There being nothing further Meghan Lutz made a motion to approve the request to enclose the existing 13.5' x 14' rear deck 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

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

### AREA VARIANCE GRANTED

The next case to be called was Case No. 2241. Appeal of Natasha Hayes to erect an 8' x 10' storage shed in the rear yard located at 351 South Street, Lockport, New York situated in an R-1 Zone.

Ms. Hayes said that she just bought the house two years ago with the intention of updating it. She said that she is having issues with the basement flooding and she can't store anything in it. She said that her grandmother is moving into the second unit and the shed is for her use. She said that the shed is coming from her grandmother's current house.

Mr. Foltz asked what the shed is going to look like.

Ms. Hayes said that it is white. She said that it is almost brand new. She said that she just needs permission to put the shed on her property.

Mr. Foltz asked if she can meet the setback requirements.

Ms. Hayes said that it is not a problem.

Mr. Foltz said that she has a small lot.

Ms. Hayes said that she has a decent sized back yard. She said that the shed will not be an eyesore.

The meeting was opened to the public.

Mr. Dan Keleher, 364 South Street, stated that he feels bad for anyone with a corner lot. He said that on the Pound Street side she has grass and sidewalk. He said that she has a small backyard. He said that Ms. Hayes has taken wonderful care of her property. He said that the shed would be in the backyard and wouldn't detract from the neighborhood. He said that she needs the shed for storage. He said that is lot is 2,500 s.f. larger than hers. He said that he is in support of the request.

The meeting was closed to the public.

There being nothing further Nancy Babis made a motion to approve the request to erect an 8' x 10' storage shed in the rear yard 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 Andy Rosenberg.

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

#### AREA VARIANCE GRANTED

Andy Rosenberg made a motion to approve the minutes of the July 27, 2021 meeting.  
Seconded by Sheila Tracy. yes-5 Noes-0

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

#### MEETING ADJOURNED

**The next regularly scheduled meeting will be Tuesday, September 28, 2021 at 6:00 p.m.**