

MINUTES  
MUNICIPAL BUILDING  
ZONING BOARD OF APPEALS

October 25, 2022

5:00 P.M.

PRESENT: Kevin Foltz, Chairman, Andy Rosenberg, Sheila Tracy, Sam Marotta, Roxanne Devine, Pat McGrath, Deputy Corporation Counsel, Jason Dool, Chief Building Inspector.

ABSENT: Nancy Babis, Meghan Lutz

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. 2280. Appeal of Luther Humphrey to erect a 10' x 12' storage shed located at 46 Park Lane Circle, Lockport, New York situated in an R-1 Zone.

Mr. Humphrey stated that he and wife moved into the house in January. He said at the time they couldn't see around the property because of the weather. He said that when the snow melted, they realized that there is a shed and no garage. He said that when he could get to the shed, he found it to be filled with junk and the shed was rotten. He said that he couldn't put anything in it. He said that he would like to replace the shed so that he can put his tools and lawn furniture in it.

Mr. Foltz asked if the shed is going to match the house.

Mr. Humphrey said yes.

Mr. Foltz asked if there is going to electrical or water ran to the shed.

Mr. Humphrey said no.

Mr. Foltz asked if he spoke with Building Inspection about the setbacks.

Mr. Humphrey said no, he is going to put it in the same place.

Mr. Foltz said that he should check with Building Inspection.

Ms. Tracy asked if the shed is going to be the same material as the house.

Mr. Humphrey said no, it is a prefabricated shed.

The meeting was opened to the public.

The meeting was closed to the public.

Mr. Foltz said that if the shed is going anywhere near the neighbor, he needs to make sure the water runoff does not go toward the neighboring property.

There being nothing further Andrew Rosenberg made a motion to approve the request to erect a 10' x 12' storage shed 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  
Sheila Tracy-yes  
Roxanne Devine-yes  
Sam Marotta-yes

#### AREA VARIANCE GRANTED

Andy Rosenberg made a motion to approve the minutes of the September 27, 2022 meeting. Seconded by Sheila Tracy. Ayes-5 Noes-0

Roxanne Devine made a motion to adjourn; Motion seconded by Andrew Rosenberg. Ayes-5 Noes-0

#### MEETING ADJOURNED

**The next regularly scheduled meeting will be Tuesday, November 22, 2022 at 5:00 p.m.**