

MINUTES
MUNICIPAL BUILDING
ZONING BOARD OF APPEALS

March 28, 2023

5:00 P.M.

PRESENT: Kevin Foltz, Chairman, Andy Rosenberg, Sam Marotta, Meghan Lutz, Sheila Tracy, Nancy Babis Roxanne Devine, Laura Miskell-Benedict, Corporation Counsel, Dan Wojewoda, Building Inspector.

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. 2289. Appeal of Laura Duquette to erect a 19.5' x 1.5' wall sign located at 17 West Main Street, Lockport, New York situated in a B-5 Zone.

Ms. Duquette stated that she would like to install a sign over the entrance of her building. She said that it will look historic, a similar look as the Grimble Hardware sign. She said that the sign will not have any lighting. She said that it will have a beveled look to it.

Ms. Tracy asked where on the building the sign is going to be located.

Ms. Duquette said that it will be located under the second story windows.

Mr. Foltz asked if she plans on removing any trees in front of the sign.

Ms. Duquette said no.

Mr. Foltz said that he has seen businesses do that before.

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 request to erect a 19.5' x 1.5' wall sign 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
Sam Marotta-yes
Roxanne Devine-yes
Meghan Lutz-yes
Sheila Tracy-yes
Nancy Babis-yes

AREA VARIANCE GRANTED

The next case to be called was Case No. 2292. Appeal of Richard Rockwood to erect a 24' x 8' addition to the southwest corner of the house located at 690 Willow Street, Lockport, New York situated in an R-1 Zone.

Mr. Rockwood stated that the homeowners would like to add on to their primary bedroom and bathroom. He said that they are trying to enlarge their house for their growing family.

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

Mr. Rockwood said yes.

Mr. Foltz said that they need to install gutters on the addition to make sure that the water runs away from the neighbor's property. He said that they also need to make sure any lighting installed is not directed at the neighbor's property.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Meghan Lutz made a motion to approve the request for the 24' x 8' addition to increase the lot coverage to 25.8% 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
Sam Marotta-yes
Roxanne Devine-yes
Meghan Lutz-yes
Sheila Tracy-yes
Nancy Babis-yes

AREA VARIANCE GRANTED

Meghan Lutz made a motion to approve the request for the 24' x 8' addition to be located 8.73' from the west 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 Sheila Tracy

Kevin Foltz-yes
Andy Rosenberg-yes
Sam Marotta-yes
Roxanne Devine-yes
Meghan Lutz-yes
Sheila Tracy-yes
Nancy Babis-yes

AREA VARIANCE GRANTED

The next case to be called was Case No. 2293. Appeal of Joseph Szafranski to remove the existing 9.5' x 6' aluminum awning over the front porch and erect a 9.5' x 6' roof covering located at 62 Beattie Avenue, Lockport, New York situated in an R-1 Zone.

No one was present to represent to case.

Megan Brewer stated that she will notify the owner that he will be placed on next month's agenda.

Andy Rosenberg made a motion to approve the minutes of the February 28, 2023 meeting. Seconded by Nancy Babis. Ayes-7 Noes-0

Meghan Lutz made a motion to adjourn; Motion seconded by Andy Sheila Tracy. Ayes-7 Noes-0

MEETING ADJOURNED

The next regularly scheduled meeting will be Tuesday, April 25, 2023 at 5:00 p.m.