

MINUTES
MUNICIPAL BUILDING
ZONING BOARD OF APPEALS

February 28, 2023

5:00 P.M.

PRESENT: Kevin Foltz, Chairman, Andy Rosenberg, Sam Marotta, Meghan Lutz, Roxanne Devine, Pat McGrath, Deputy Corporation Counsel, Dan Wojewoda, Building Inspector.

EXCUSED: Sheila Tracy, Nancy Babis

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 was not present to plea her case.

The next case to be called was Case No. 2290. Appeal of Kathryn Wittcop to remove the 11' x 9.8 rear section of the house and erect an 11' x 12' addition located at 155 Grand Street, Lockport, New York situated in an I-2 Zone.

Ms. Wittcop stated that the measurements are wrong.

Mr. Gary Cooper stated that he is the contractor. He said that the 11' x 12' measurements are the wall measurements. He said that the addition will be approximately 10.5' x 9.6'.

Mr. Cooper stated that the old foyer was falling apart. He said that they want to tear the old one down and put a new one up. He said that this is the only access to the basement.

Ms. Lutz asked what material the addition will be.

Mr. Cooper said that the framing will be 2' x 4' x 12' and the rest will be repurposed wood.

Ms. Lutz asked if the addition will be sided.

Ms. Wittcop said hopefully, if she has enough in her yard. She said that the stairs have to be replaced, there are holes everywhere.

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 addition to be located 4.82' from the east 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 Sam Marotta.

Kevin Foltz-yes
Andy Rosenberg-yes
Sam Marotta-yes
Roxanne Devine-yes
Meghan Lutz-yes

AREA VARIANCE GRANTED

The next case to be called was Case No. 2291. Appeal of Mount St. Mary's Hospital to erect a 4' x 7' x 7.75' ground sign located at 601 So. Transit Street, Lockport, New York situated in a B-2 Zone.

Mr. Chad Riddick and Stan were present from Catholic Health.

Mr. Riddick stated that they would like to install a sign at 601 So. Transit Street, the Aldi property. He said this will be a wayfinding sign, directional to the new hospital which will be between Shimer Dr and Ruhlman Rd.

Stan stated that there will be an entrance to the hospital on Ruhlman Rd.

Mr. Foltz has who is liable for the sign?

Mr. Riddick said that Catholic Health will be.

Mr. Foltz said that they need the sign because the hospital will be set so far off Transit.

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 to erect a 4' x 7' x 7'75' ground 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 Andy Rosenberg.

Kevin Foltz-yes
Andy Rosenberg-yes
Sam Marotta-yes
Roxanne Devine-yes
Meghan Lutz-yes

USE VARIANCE GRANTED

6756Megan Brewer explained that she would reach out to Ms. Duquette about her case.

Andy Rosenberg made a motion to approve the minutes of the December 21, 2022 meeting. Seconded by Sam Marotta. Ayes-5 Noes-0

Meghan Lutz made a motion to adjourn; Motion seconded by Andy Rosenberg. Ayes-5 Noes-0

MEETING ADJOURNED

The next regularly scheduled meeting will be Tuesday, March 28, 2023 at 5:00 p.m.