

MINUTES
MUNICIPAL BUILDING
ZONING BOARD OF APPEALS

September 26, 2023

5:00 P.M.

PRESENT: Kevin Foltz, Chairman, Meghan Lutz, Nancy Babis, Sheila Tracy, Sam Marotta, Pat McGrath, Deputy Corporation Counsel, Dan Wojewoda, Building Inspector.

EXCUSED: Andrew Rosenberg, Roxanne Devine

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. 2307. Appeal of Andrew Perilli to erect a 16' x 27' covered deck on the rear of the house located at 55 Independence Drive, Lockport, New York situated in an R-1 Zone.

Mr. Perilli stated that he would like to construct a covered porch in his backyard.

Ms. Babis asked if there was a covered deck there before.

Mr. Perilli said no, there was a wooden deck and a 20' x 20' concrete pad. He said that he wants to cover the deck because it gets a lot of sun.

Mr. Foltz asked if he is going to install any lighting on the porch. He said that he needs to be careful it does not interfere with the neighbors.

Mr. Perilli said that there will be spot lights because he has a dog.

Mr. Foltz said that he needs to be careful where they are pointed.

Mr. Perilli said that they lights will be down facing.

Mr. Foltz said that if gutters are put on the roof covering, he needs to make sure that they don't shed water onto the neighbor's property.

Mr. Perilli said that they will discharge into his lawn.

The meeting was open to the public.

The meeting was closed to the public.

There being nothing further Sam Marotta made a motion to approve the request to erect a 16' x 27' covered deck on the rear of the house 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
Meghan Lutz-yes
Nancy Babis-yes
Sheila Tracy-yes
Sam Marotta-yes

AREA VARIANCE GRANTED

Meghan Lutz made a motion to approve the minutes of the August 22, 2023 meeting.
Seconded by Nancy Babis. Ayes-5 Noes-0

Sam Marotta made a motion to adjourn; Motion seconded by Nancy Babis. Ayes-5 Noes-0

MEETING ADJOURNED

The next regularly scheduled meeting will be Tuesday, October 24, 2023 at 5:00 p.m.