



Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
One Locks Plaza
Lockport, NY 14094
Phone (716) 439-6759
Fax (716) 439-6605

February 14, 2023

Megan Brewer

AGENDA

Please be advised that there are (3) three items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, February 28, 2023 at 5 P.M.

1. Laura Duquette. 17 West Main Street. Request to erect a 19.5' x 1.5' wall sign situated in a B-5 Zone. (Area-sign greater than ten square feet)
2. Kathryn Wittcop. 155 Grand Street. Request to remove the existing 11' x 9.8' rear section of the house and erect an 11' x 12' addition situated in an I-2 Zone. (Area-4.82' east property line)
3. Mount St. Mary's Hospital. 601 So. Transit Street. Request to erect a 4' x 7' x 7.75' ground sign situated in a B-2 Zone. (Use-sign advertising for something not on the parcel)

***IF YOU CANNOT ATTEND THIS MEETING, PLEASE CONTACT MEGAN AT 439-6754 or
mbrewer@lockportny.gov ***



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Chief Building Inspector

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NOTICE OF PUBLIC HEARING

Case No. 2289

January 10, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 17 West Main Street, Lockport, New York, had been filed by Laura Duquette.

The request is for a variance to erect a 19.5' x 1.5' wall sign situated in a B-5 Zone.

Approval of the application was denied or withheld because the sign will be greater than ten square feet.

The City of Lockport Zoning Ordinance Section 190-133 allows a half a square foot of signage per linear foot of building frontage in a B-5 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday February 28, 2023 at 5:00 P.M.**, at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attorney.

The purpose of this Hearing is to give all affected property owners an opportunity to support or oppose the granting of this Appeal.

LOCKPORT ZONING BOARD OF APPEALS
Megan Brewer

2024

CITY OF LOCKPORT, NEW YORK
ZONING BOARD OF APPEALS APPLICATION

X AREA VARIANCE USE VARIANCE

It is the responsibility of the applicant to complete this form in its entirety, including all required attachments, and as precisely as possible. Failure to submit a complete application may result in a delay in being placed on a Zoning Board of Appeals agenda or a delayed decision from the Zoning Board.

PROPERTY ADDRESS: 17 West Main St., Lockport, NY 14094

APPLICANT INFORMATION

NAME: Laura Duquette ADDRESS: 5640 Fisk Rd.

PHONE: 716-462-0121 Lockport, NY 14094

FAX: E-MAIL: CITY STATE ZIP

Text

OWNER INFORMATION

NAME: Duquette & Co, LLC ADDRESS: 17 West Main St

PHONE: 716-462-0121 Lockport, NY 14094

FAX: E-MAIL: laura@MotherlandOnMain.com CITY STATE ZIP

RELATIONSHIP OF APPLICANT TO PROPERTY:

CONTRACT PURCHASER CONTRACTOR X OTHER

ARCHITECT/ ENGINEER LESSEE

OFFICE USE ONLY

RECEIVED BY: DATE/TIME RECEIVED:

FEE AMOUNT: CHECK/MONEY ORDER#:

ZONING: FEE TRANSMITTAL DATE:

AGENDA DATE: DEADLINE DATE:

COUNTY TAX MAP IDENTIFICATION NUMBER:

BRIEF HISTORY OF PROPERTY (historic use of property, ownership history, etc.)

Attached reference photos of the same block will show signage spanning a similar distance with a similar look to the one proposed. We are the owners as well as the businesses operating out of the building.

DESCRIPTION OF PROPOSED ACTION (include specific use proposed, hours, # of employees, etc.)

The signage refers the both businesses that operate out of the building — retail on the first floor and office/art studio on the second floor. The building often hosts arts classes for both kids and adults but we often hear people have trouble locating our narrow building between two much longer buildings. Our building only spans 20' wide in entirety. A smaller sign would disappear behind the tree out front, whereas a sign of this nature would both blend into the newly renovated first floor facade and be apparent from the street.

VARIANCE STANDARDS (USE VARIANCE)

Applications for use variances must be based on alleviating a clearly demonstrable hardship, as opposed to a special privilege of convenience sought by the owner. Furthermore, the hardship must be peculiar to the land or building and must not generally apply to land throughout the neighborhood. An example of a property that may potentially have a case for a used variance is a corner store in a predominantly residential neighborhood. If the building has large plate glass windows, a parking lot and loading docks in the rear, it would be extremely costly to convert the building to residential uses to comply with existing zoning regulations.

VARIANCE STANDARDS (AREA VARIANCE)

Applications for area variances must be based on some extraordinary topographic condition or other physical condition inherent in the parcel (for example: exceptional narrowness, shallowness, shape or area). This condition must prohibit or unreasonably restrict the use of the land and/or building. One example of special condition: A utility right-of-way cutting through the rear half of several properties within a larger neighborhood limiting the buildable area of those properties, thereby requiring variances for rear and side yard setbacks for those particular property owners to construct new garages or sheds.

DESCRIPTION OF HARDSHIP (describe the features or conditions of the property that restrict reasonable use of the property under current zoning regulations)

The building is very narrow - 20 ft and the bulk of a tree covers a portion to the right. Additionally, the sign needs to clarify that the name refers to both entrances /the entire building.

Describe how the requested variance will not alter the character of the larger neighborhood or impact adjacent properties:

The main entrances to the buildings on the right and the left are not in close proximity to the entrances to our building so there should be no confusion with the signage for either other buildings. Our signage was designed to reflect Grimbles signage across the street - gold and spanning the length.



Ulrich Signs

177 Orchard Street
Laguardia Park, NY 11364
Phone: (718) 443-0543
Fax: (718) 334-0226
www.ulrichsigns.com

Customer:
Motherland

Location:
17 Main Street
Lockport

Color:
10/25/22

Order / Package Name:
Chris

Designer:
K. Lechner

File Name:
17MainStreet-Motherland

Colors:
"Motherland" - Metallic Gold
Panel - SW 6209 Powder
Green

Due to differences in monitor and other
media you may not see this color exactly.

Material:
(1) Aluminium Panel
with Angle Frame

Finish:
1" Painted Sign Foam

U.S. Registered and Patented
and is hereby signed and
certified to be a true and
correct copy of the original
work of Motherland Inc.
Motherland Inc.
New York, NY 11364
The following is a true and correct
copy of the original work of Motherland Inc.

UL LISTED
UL Classified
UL Classified

**THE DESIGN PROPERTY IS
THE PROPERTY OF
MOTHERLAND INC.
APPROVED & ACCEPTED
BY THE
NAMED CLIENT**

23'4"

20"

MOTHERLAND

FACE SIZES ARE APPROXIMATIONS
NEED TO BE FIELD MEASURED
BEFORE PRODUCTION

THIS DESIGN IS AVAILABLE TO OTHERS WITHOUT CHARGE
IF YOU APPROVED & ACCEPTED MOTHERLAND INC. DESIGN
Client Approval: *John J. Jurek*

S/F Non-Illuminated Wall Sign

Revised 11/11/22 - NJ

DATE

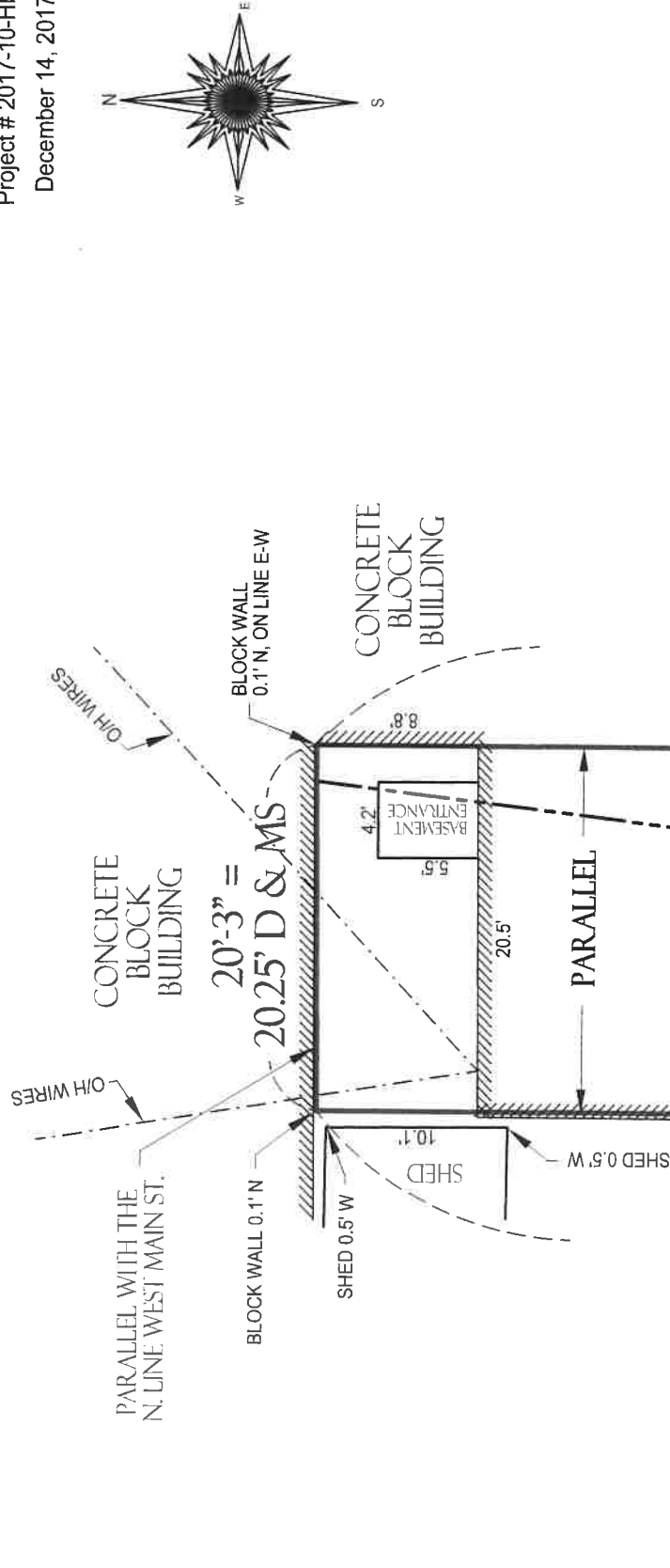
LEGEND

EX=EXISTING C=CENTERLINE L=LIBER P=PAGE MS=MEASURED D=DEED
N=NORTH S=SOUTH E=EAST W=WEST STY=STORY WF=WOOD FRAME
CONC=CONCRETE O/H=OVERHEAD PP=POWERPOLE P=PORCH GAR=GARAGE
CH=CHAIN O/L=ON LINE TJB=TELEPHONE JUNCTION BOX W=WITH
EJB=ELECTRIC JUNCTION BOX

SURVEY OF
PART OF LOT 12, SECTION 14, TOWNSHIP 14, RANGE 6
OF THE HOLLAND LAND COMPANY'S SURVEY
CITY OF LOCKPORT, NIAGARA COUNTY, NY

SCALE: 1" = 10'

Project # 2017-10-HH
December 14, 2017



SUB LOT 7

SUB LOT 5

87° - 6" = 87.50° D & MS

87° - 6" = 87.50° D & MS

3 STORY
BRICK
BUILDING
#17

2 STORY
BRICK
BUILDING

LIBER 3339
PAGE 493

PARALLEL

SHED 0.5' W

SHED 0.5' W

BLOCK WALL 0.1' N

PARALLEL WITH THE
N. LINE WEST MAIN ST.

CONCRETE
BLOCK
BUILDING

20' - 3" =
20.25' D & MS

BLOCK WALL
0.1' N, ON LINE E-W

CONCRETE
BLOCK
BUILDING

BASEMENT
ENTRANCE

4.2'

5.5'

20.5'

8.8'

CENTERLINE OF BRICK WALL

CENTERLINE OF WALL

125' WIDE
BRICK WALL

90° 20'

7'-7" =

7.58' D

SW CORNER
SUB LOT 5

119.50' MS TO E. LINE
TRANSIT STREET

CENTER OF FIRST
STORY COLUMNS
0.4' S

20' - 3" =
20.25' D & MS

CENTER OF FIRST
STORY COLUMNS
0.4' S

N. LINE WEST MAIN ST.

WEST MAIN STREET (82.5' WIDE)

AK/A WEST AVENUE

MAP REFERENCE:
BOOK 25 OF MICROFILMED MAPS AT PAGE 2433-2439.

ONLY PRINTS OF THIS SURVEY MAP MARKED WITH AN ORIGINAL SIGNATURE AND
AN EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF
SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

BICKLE LAND SURVEYING

4063 DAY ROAD
LOCKPORT, NY 14094
PHONE: 716-434-8401
FAX: 716-434-2255

517 A MAIN STREET
MEDINA, NY 1403
PHONE: 585-798-6357
FAX: 585-798-6357



Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
One Locks Plaza
Lockport, NY 14094
Phone (716) 439-6759
Fax (716) 439-6605

NOTICE OF PUBLIC HEARING

Case No. 2290

February 14, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 155 Grand Street, Lockport, New York, had been filed by Kathryn Wittcop.

The request is for a variance to remove the 11' x 9.8' rear section of the house and erect an 11' x 12' addition situated in an I-2 Zone.

Approval of the application was denied or withheld because the addition will be located 4.82' from the east property line.

The City of Lockport Zoning Ordinance request a minimum 10' side yard setback for a residential structure in an I-2 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday February 28, 2023 at 5:00 P.M.**, at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attorney.

The purpose of this Hearing is to give all affected property owners an opportunity to support or oppose the granting of this Appeal.

LOCKPORT ZONING BOARD OF APPEALS
Megan Brewer

CITY OF LOCKPORT, NEW YORK
ZONING BOARD OF APPEALS APPLICATION

2020

☒ AREA VARIANCE

____ USE VARIANCE

It is the responsibility of the applicant to complete this form in its entirety, including all required attachments, and as precisely as possible. Failure to submit a complete application may result in a delay in being placed on a Zoning Board of Appeals agenda or a delayed decision from the Zoning Board.

PROPERTY ADDRESS: 155 GRAND ST LKpt NY 14094

APPLICANT INFORMATION

NAME: Kathryn Wittkop ADDRESS: 155 GRAND ST LKpt

PHONE: 716 331-4743 Lockport NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: KathrynWittkop@GMAIL.com

OWNER INFORMATION

NAME: Kathryn Wittkop ADDRESS: 155 GRAND ST

PHONE: 716 331-4743 Lockport NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: KathrynWittkop@GMAIL.com

RELATIONSHIP OF APPLICANT TO PROPERTY:

____ CONTRACT PURCHASER ____ CONTRACTOR ☒ OTHER OWNER

____ ARCHITECT/ENGINEER ____ LESSEE

OFFICE USE ONLY

RECEIVED BY: memo DATE/TIME RECEIVED: 1/25/23

FEE AMOUNT: 122 CHECK/MONEY ORDER#: 0856

ZONING: 02 FEE TRANSMITTAL DATE: _____

AGENDA DATE: 2/28 DEADLINE DATE: _____

COUNTY TAX MAP IDENTIFICATION NUMBER: _____

BRIEF HISTORY OF PROPERTY (historic use of property, ownership history, etc.)

Family living

DESCRIPTION OF PROPOSED ACTION (include specific use proposed, hours, # of employees, etc.)

Replace Rotten wood w/ new wood on back fence

VARIANCE STANDARDS (USE VARIANCE)

Applications for use variances must be based on alleviating a clearly demonstrable hardship, as opposed to a special privilege of convenience sought by the owner. Furthermore, the hardship must be peculiar to the land or building and must not generally apply to land throughout the neighborhood. An example of a property that may potentially have a case for a used variance is a corner store in a predominantly residential neighborhood. If the building has large plate glass windows, a parking lot and loading docks in the rear, it would be extremely costly to convert the building to residential uses to comply with existing zoning regulations.

VARIANCE STANDARDS (AREA VARIANCE)

Applications for area variances must be based on some extraordinary topographic condition or other physical condition inherent in the parcel (for example: exceptional narrowness, shallowness, shape or area). This condition must prohibit or unreasonably restrict the use of the land and/or building. One example of special condition: A utility right-of-way cutting through the rear half of several properties within a larger neighborhood limiting the buildable area of those properties, thereby requiring variances for rear and side yard setbacks for those particular property owners to construct new garages or sheds.

DESCRIPTION OF HARDSHIP (describe the features or conditions of the property that restrict reasonable use of the property under current zoning regulations)

It covers my basement steps and the steps entering my house the cabinets inside set back from my Parkway

Describe how the requested variance will not alter the character of the larger neighborhood or impact adjacent properties:

Same size as the survey dated 2-22-91

APPLICATION ATTACHMENTS

To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

- _____ \$150 application fee (cash or checks payable to the City of Lockport)
- _____ Detailed site plan (10 copies)
- _____ Photographs of existing conditions
- _____ Property survey (10 copies)

APPLICANT/OWNER AFFIRMATION

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND I FURTHER UNDERSTAND THAT INTENTIONALLY PROVIDING FALSE OR MISLEADING INFORMATION IS GROUNDS FOR IMMEDIATE DENIAL OF MY APPLICATION.

FURTHERMORE, I UNDERSTAND THAT I (OR A DESIGNATED REPRESENTATIVE) MUST BE PRESENT AT THE MEETING TO REPRESENT THE APPLICATION AND RESPOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.



Signature (Applicant)

1/10/23

Date

IF APPLICANT IS NOT THE OWNER OF RECORD FOR SUBJECT PARCEL:

I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.

Signature (Owner)

Date

Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 6:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

Pursuant to Section §190-188(d) of the City of Lockport Zoning Ordinance, property owners within a 200’ radius will be notified of the intent of the applicant and given an opportunity to speak for or against the application.

**BUILDING PERMIT APPLICATION FOR
GENERAL CONSTRUCTION**

Job Location: 155 GRAND ST Lkt Date: Nov 20, 2022

Owner: Kathryn Witteap Address (if different): _____

Phone: 716 331-4743 City: Lockport Zip: 14094

Email: Kathryn.Witteap@gmail.com

Construction Cost: \$ 63663

Description of work: Remove dry rotted wood w new
wood on back fayer

Contractor(s): _____

Please Attach the Following:
(New Construction only)

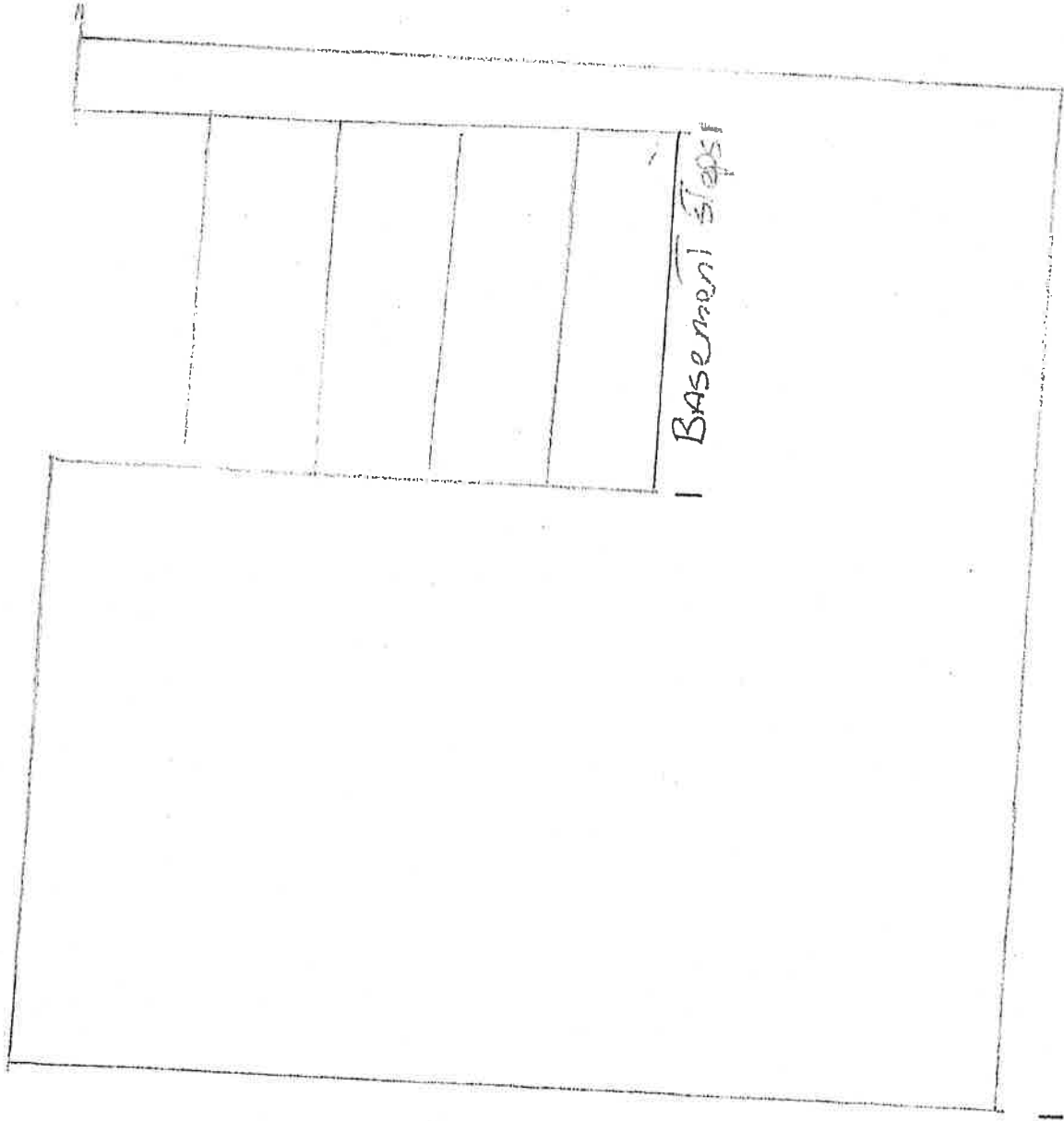
- ☒ Property survey that is current and accurate
- ☒ 2 sets of plans for new construction
- ☐ Setback dimensions (front, rear and all sides)
- ☐ Sketch if altering interior dimensions
- ☐ Locations of the proposed structures

The Owner/ Applicant agrees to conform to all applicable laws of this jurisdiction, adhere to the plans and specifications affixed hereto and permit Building Department personnel to perform required inspections.

Applicant's Name:(if different than owner) _____ (attach letter of agency)

Owner/ Applicant Signature: Kathryn Witteap Date: Nov 20, 2022

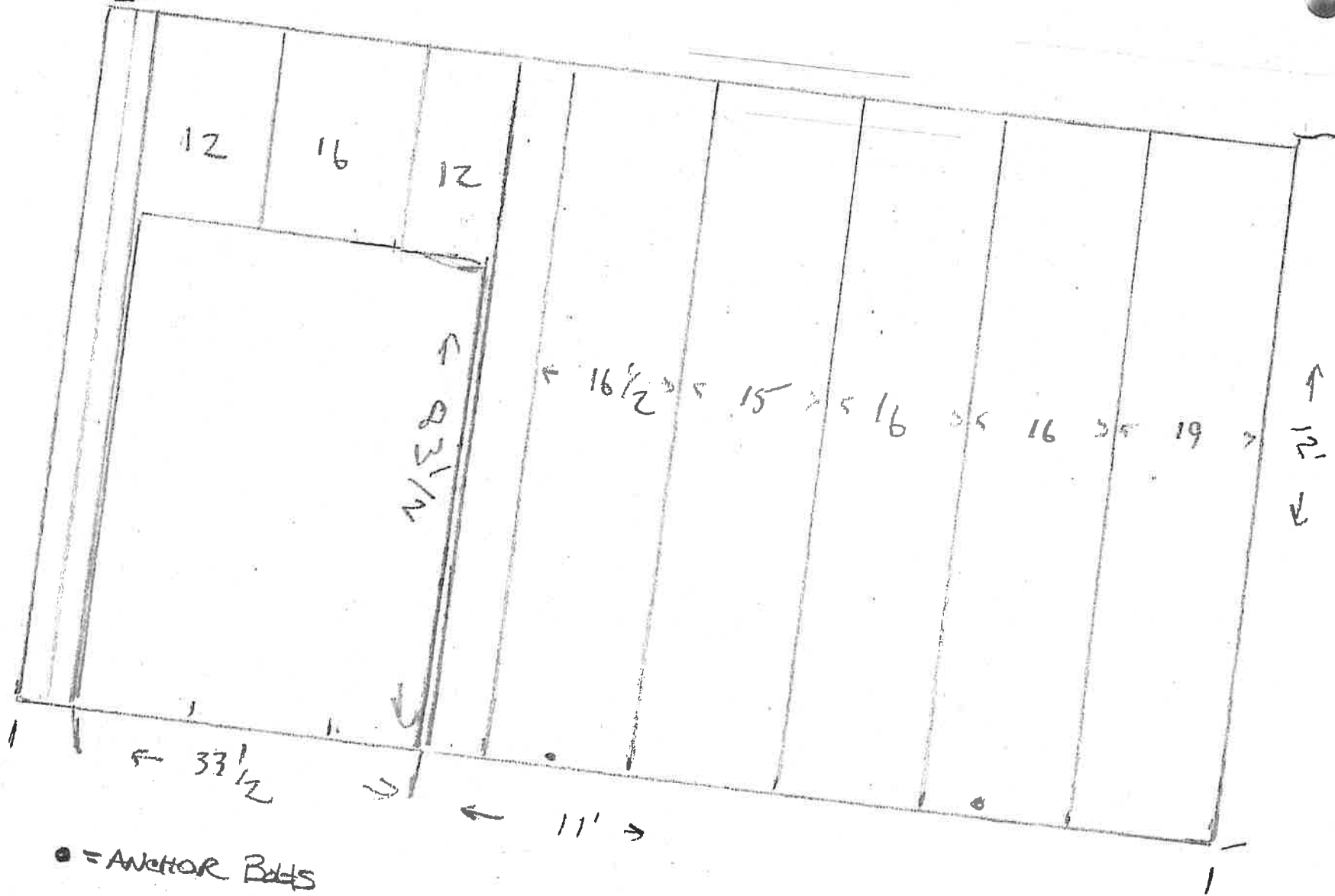
North



BASE Foyer

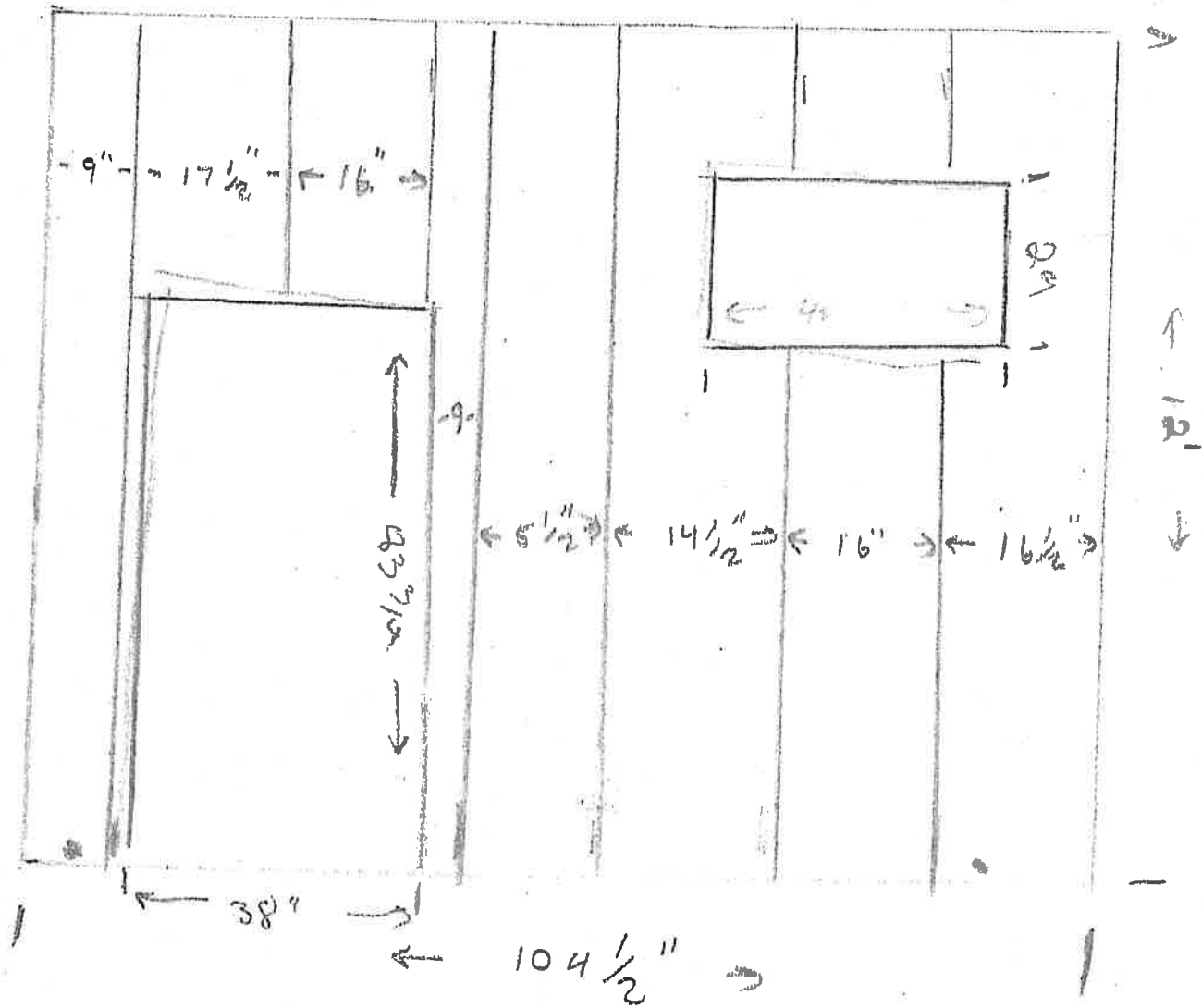
WEST WALL

Double
studs



South WALL

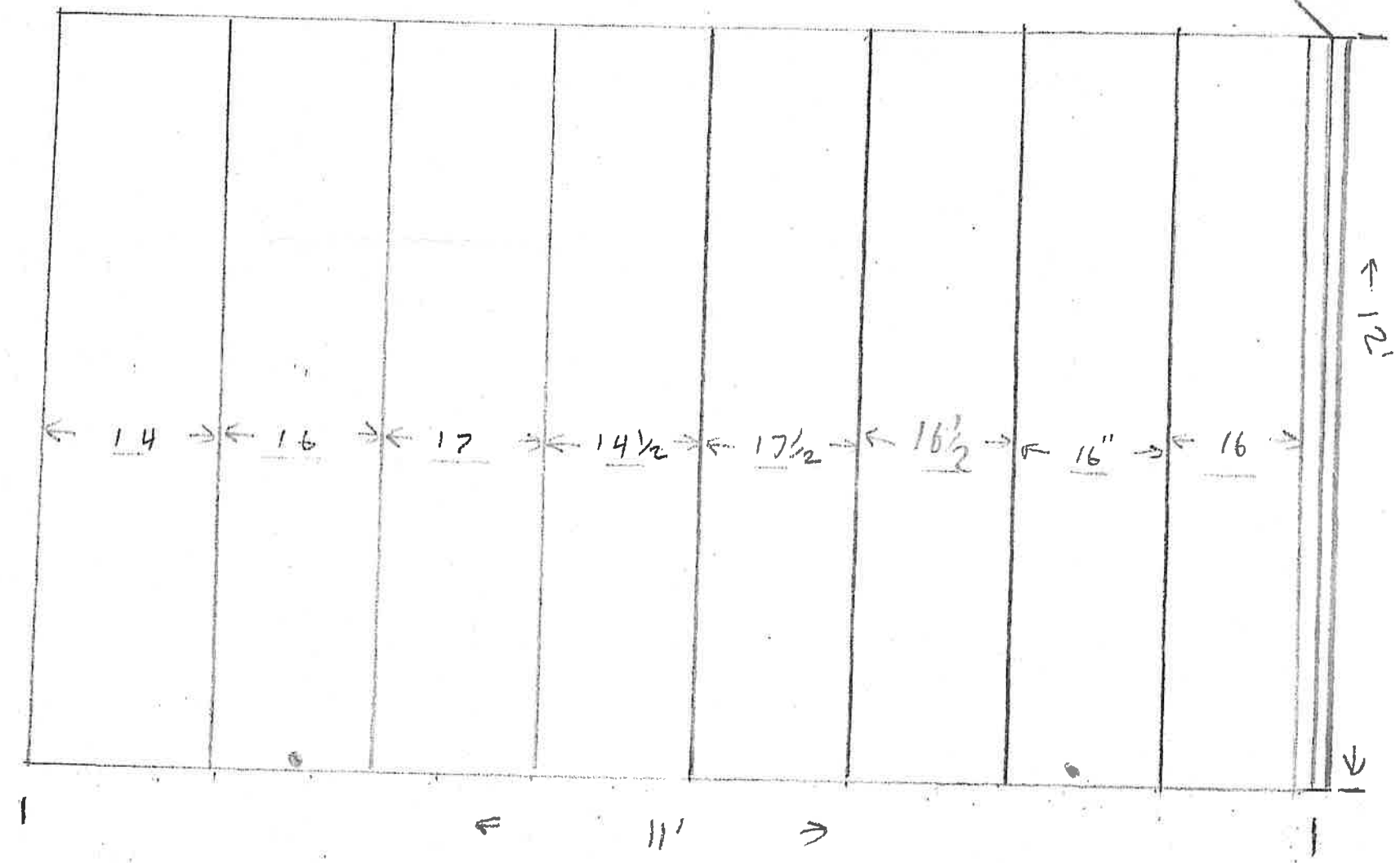
104 1/2



• = ANCHOR BOLTS

EAST wall

Double
STUD



• = anchor Bolts

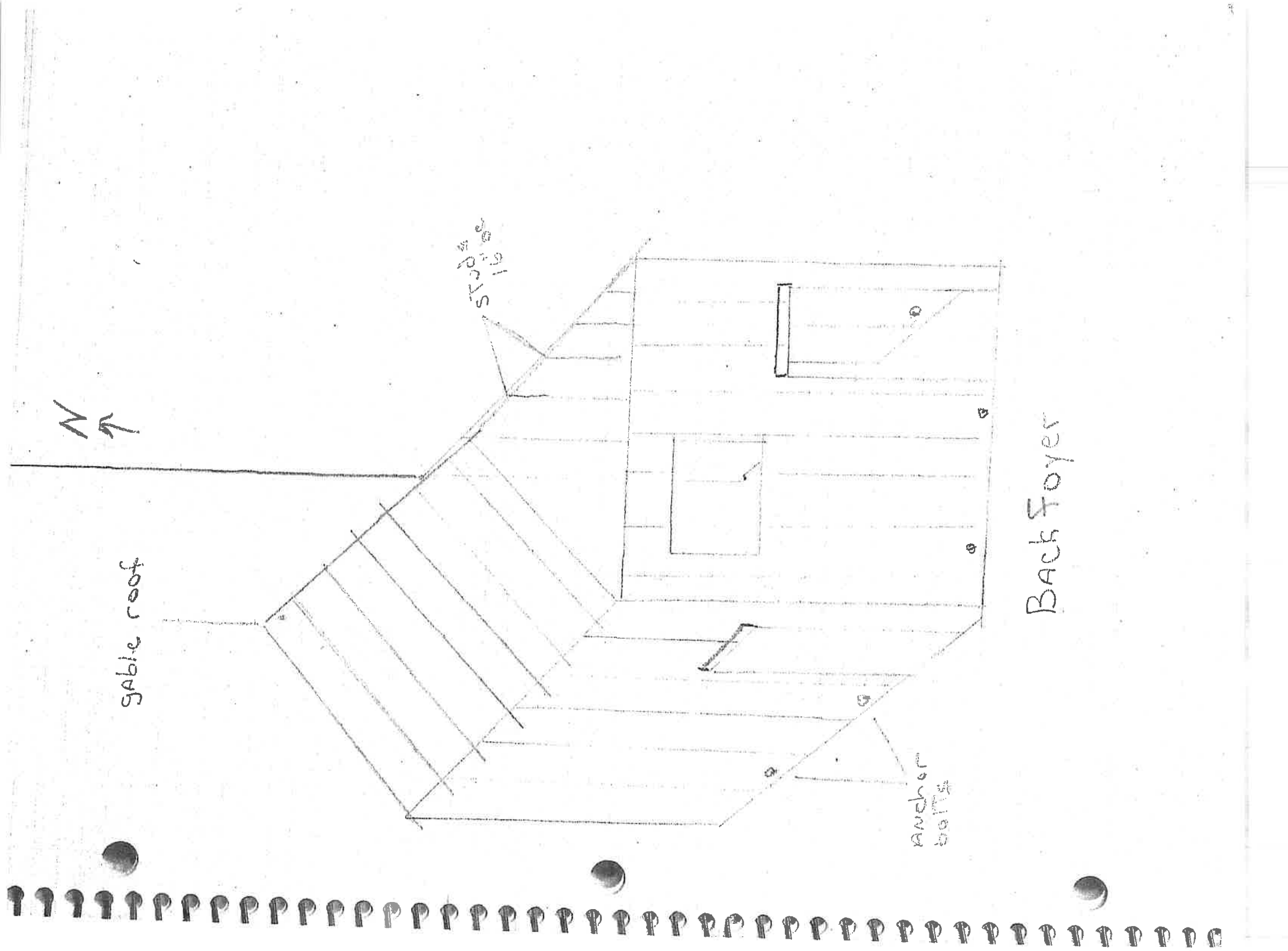
N ↑

Gable roof

Studs
16"

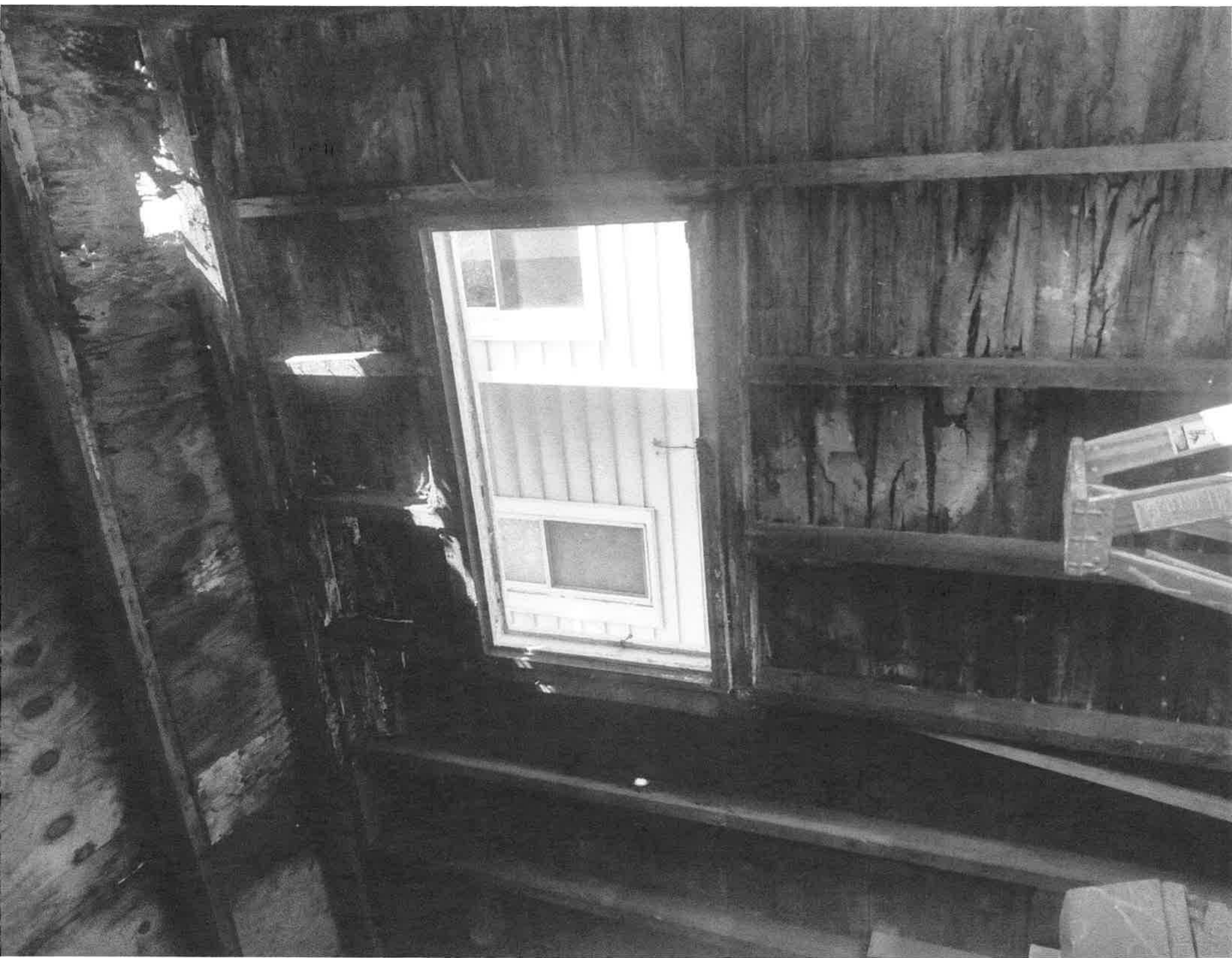
Anchor
bolts

Back Foyer





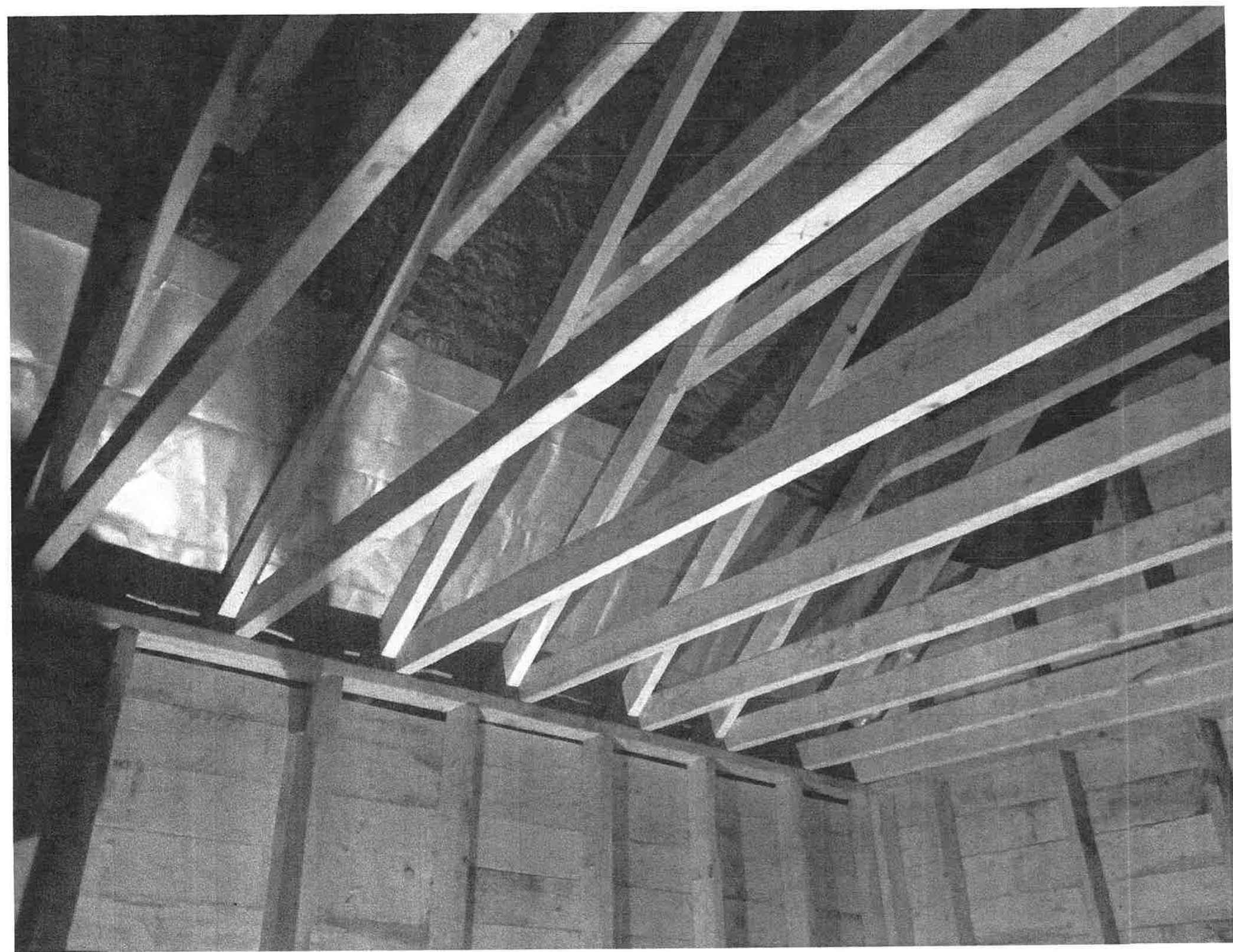
WEST WALL











Supplies

3 Rolls felt paper 2

6 captons

Sill seal 1 Roll

2x4 x 12 Pressure Treated 2

2x4 x 10 Pressure Treated 1

2x4 x 12 28

2x4 x 10 29

2x6 x 12 1

#8 x 2-1/2" 2185 screws

Insulation 5 Rolls

Reclaimed wood

1" x 5" x 52"

2x2 x 3 3/4 x 6 7/4

600 Boards

11 Boards

Total

\$636.00

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

STREET
66.0' WIDE

[illegible]

140.0' Map, 141.7' Meas.
to No. line of
Green St.
(C.C. Ryan.)

Parallel with
No. Line of
Green St.

24.17.72
Sublot 1

James M. Smith

Book 25 of Microfilmed Maps, Pg. 2433

SCALE:

SCALE:

JOB NO.

91-5855

LOS ANGELES



CHARLES E. DENVER
LICENSED LAND SURVEYOR
N.Y.S. LICENSE NO. 49262
5586 MAIN STREET
WILLIAMSVILLE, NY 14221
TEL (716) 634-6253
FAX (716) 634-3076

LOS ANGELES



Jason Dool
Chief Building Inspector

Building Inspection Department

Lockport Municipal Building
One Locks Plaza
Lockport, NY 14094
Phone (716) 439-6759
Fax (716) 439-6605

NOTICE OF PUBLIC HEARING

Case No. 2291

February 14, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 601 South Transit Street, Lockport, New York, had been filed by Mount St. Mary's Hospital.

The request is for a variance to erect a 4' x 7' x 7.75' ground sign situated in a B-2 Zone.

Approval of the application was denied or withheld because the ground sign will advertise for an institution that is not located on the parcel.

The City of Lockport Sign Ordinance prohibits the use of any sign regulated by the sign ordinance that is used to attract attention to an object, product, place, activity, institution, organization or business not available or located on the premises where the sign is located.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday February 28, 2023 at 5:00 P.M.**, at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attorney.

The purpose of this Hearing is to give all affected property owners an opportunity to support or oppose the granting of this Appeal.

LOCKPORT ZONING BOARD OF APPEALS
Megan Brewer

CITY OF LOCKPORT, NEW YORK
ZONING BOARD OF APPEALS APPLICATION

X AREA VARIANCE USE VARIANCE

It is the responsibility of the applicant to complete this form in its entirety, including all required attachments, and as precisely as possible. Failure to submit a complete application may result in a delay in being placed on a Zoning Board of Appeals agenda or a delayed decision from the Zoning Board.

PROPERTY ADDRESS: 801 South Transit road,Lockport N.Y. 14095 SBL: 290900-123-009-0001-051-000

APPLICANT INFORMATION

Mount St. Mary's Hospital,
c/o Annemarie Andrzejewski-
Catholic Health Corporate Real Estate
NAME: ADDRESS: 144 Genesee Street, 6th Floor
PHONE: 716- 923-4885 Buffalo N.Y. 14203
FAX: CITY STATE ZIP
E-MAIL: eandrzei@chsbuffalo.org

OWNER INFORMATION

NAME: Lew Kibling,Aldi Inc. Tully Division ADDRESS: 300 State Rt.#281
PHONE: 315-238-5239 Tully N.Y. 13159
FAX: CITY STATE ZIP
E-MAIL: lew.kibling@aldi.us

RELATIONSHIP OF APPLICANT TO PROPERTY:

CONTRACT PURCHASER CONTRACTOR OTHER
ARCHITECT/ ENGINEER X LESSEE

OFFICE USE ONLY

RECEIVED BY: DATE:TIME RECEIVED:
FEE AMOUNT: CHECK/MONEY ORDER#:
ZONING: FEE TRANSMITTAL DATE:
AGENDA DATE: DEADLINE DATE:

COUNTY TAX MAP IDENTIFICATION NUMBER:

BRIEF HISTORY OF PROPERTY (historic use of property, ownership history, etc.)

Property is located at the corner of South Transit and Ruhman road. It currently is an Aldi grocery store in the city's B2 district

DESCRIPTION OF PROPOSED ACTION (include specific use proposed, hours, # of employees, etc.)

Mount St. Mary's Hospital, a Catholic Health Corporate Real Estate is requesting approval to erect an emergency entrance directional sign. It will be located on the south east corner within the Aldi's property at the corner of South Transit and Ruhman road. It will serve as public wayfinding to one of the two entrances to the new Lockport Memorial Hospital located at 6001 Shiner drive. The free standing sign will be electrified, made of aluminum, acrylic and will be fixed to a concrete/masonry foundation.

VARIANCE STANDARDS (USE VARIANCE)

Applications for use variances must be based on alleviating a clearly demonstrable hardship, as opposed to a special privilege of convenience sought by the owner. Furthermore, the hardship must be peculiar to the land or building and must not generally apply to land throughout the neighborhood. An example of a property that may potentially have a case for a used variance is a corner store in a predominantly residential neighborhood. If the building has large plate glass windows, a parking lot and loading docks in the rear, it would be extremely costly to convert the building to residential uses to comply with existing zoning regulations.

VARIANCE STANDARDS (AREA VARIANCE)

Applications for area variances must be based on some extraordinary topographic condition or other physical condition inherent in the parcel (for example: exceptional narrowness, shallowness, shape or area). This condition must prohibit or unreasonably restrict the use of the land and/or building. One example of special condition: A utility right-of-way cutting through the rear half of several properties within a larger neighborhood limiting the buildable area of those properties, thereby requiring variances for rear and side yard setbacks for those particular property owners to construct new garages or sheds.

DESCRIPTION OF HARDSHIP (describe the features or conditions of the property that restrict reasonable use of the property under current zoning regulations)

One of two entrances to the Lockport Memorial Hospital site will be at the end of Ruhman road. This entrance has restricted visibility from the main vehical roadway, Transit road. To help serve the general public wayfinding to the site, we are requesting approval for hospital emergency entrance sign to be located on the corner of South Transit and Ruhman road on the Aldi's property.

Describe how the requested variance will not alter the character of the larger neighborhood or impact adjacent properties:

The proposed location for the hospital's Ruhman road emergency entrance sign is better suited at transit road for visibility to the main traffic patterns. The proposed location is zoned for business (B2). The sign size and materials are in keeping with the existing adjacent properties signage currently in this business district.

APPLICATION ATTACHMENTS

To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

- ☒ \$150 application fee (cash or checks payable to the City of Lockport)
- ☒ Detailed site plan (10 copies)
- ☒ Photographs of existing conditions
- ☒ Property survey (10 copies)

APPLICANT/OWNER AFFIRMATION

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND I FURTHER UNDERSTAND THAT INTENTIONALLY PROVIDING FALSE OR MISLEADING INFORMATION IS GROUNDS FOR IMMEDIATE DENIAL OF MY APPLICATION.

FURTHERMORE, I UNDERSTAND THAT I (OR A DESIGNATED REPRESENTATIVE) MUST BE PRESENT AT THE MEETING TO REPRESENT THE APPLICATION AND RESPOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.

Annemarie Brzezinski, Dec. Koop Est. Co. 1/23/2023
Signature (Applicant) Date

IF APPLICANT IS NOT THE OWNER OF RECORD FOR SUBJECT PARCEL:

I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.

[Signature] D. Koop Est. Co. 1/23/2023
Signature (Owner) Date

Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 6:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

Pursuant to Section §190-188(d) of the City of Lockport Zoning Ordinance, property owners within a 200’ radius will be notified of the intent of the applicant and given an opportunity to speak for or against the application.



TULLY DIVISION

300 STATE ROUTE 281
TULLY, NY 13159

P: 315.696.2425
F: 315.696.2426
E: Lew.Kibling@aldi.us

February 3, 2023

Ciminelli Real Estate Corporation
50 Fountain Plaza - Suite 500
Buffalo, NY 14202

RE: Store 82 / Lockport, NY

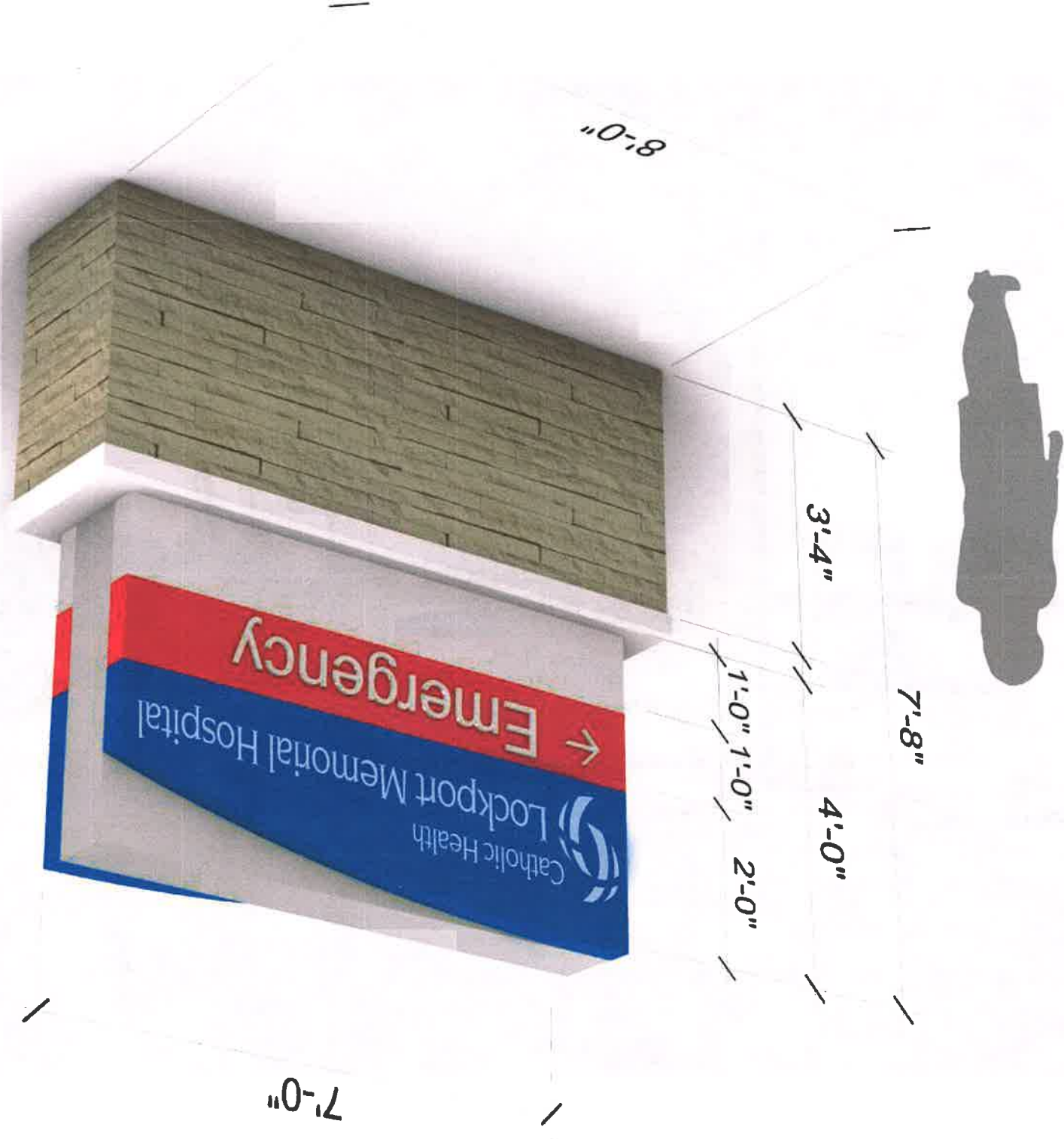
To Whom It May Concern,

ALDI intends to execute the license agreement for a monument sign license upon the return of our VP.

Sincerely,

A handwritten signature in black ink, appearing to read "Lew Kibling", is written over a faint, circular embossed seal. The seal contains the text "ALDI" and "TULLY DIVISION" around a central emblem.

Lew Kibling
Director of Real Estate







CPL | Architecture Engineering Planning

255 Woodcliff Drive - Suite 200

Fairport, NY 14450

CPLteam.com

Client Name

CATHOLIC HEALTH SYSTEMS

Project Name

LOCKPORT MEMORIAL

HOSPITAL, A CAMPUS

OF MOUNT ST. MARY'S

Project Number

16050.01

Drawn By

SL

Checked By

NCB

Scale

1" = 20'

Issued

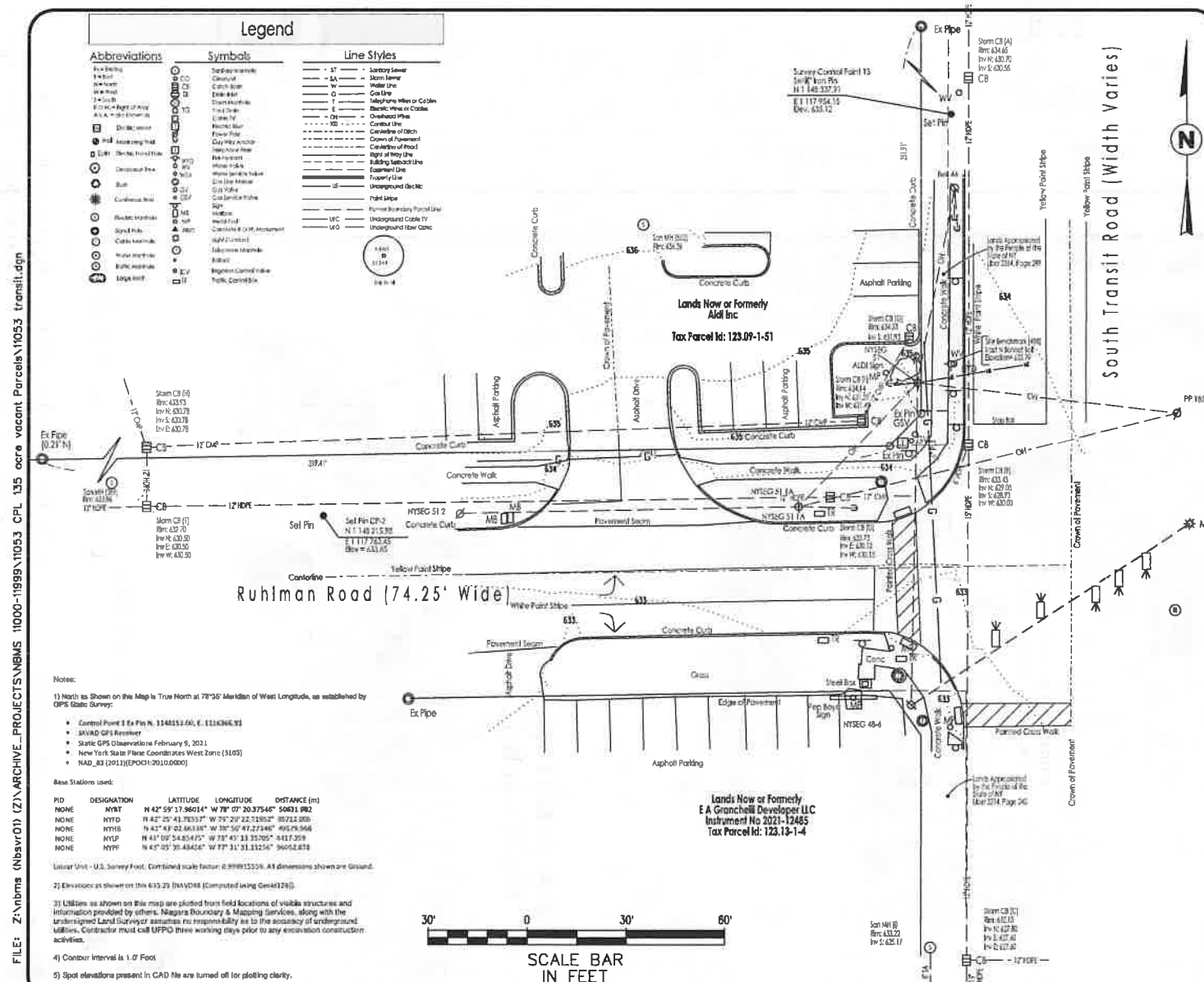
01/07/2023

Drawing Number

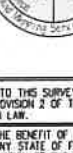
FIG-01

RUHLMANN ROAD
EMERGENCY ENTRANCE
SIGN LOCATION MAP

Sheet Size: 8.5x11
Drawing Name: S:\Projects\CHS\Lockport Memorial SPD Design\06 CAD\AutoCAD\CHS\CHS\2\Ruhlmann Road Sign.dwg
Date last accessed: 1/17/2023 4:34 PM
Date last plotted: 1/18/2023 9:12 AM
Plotted By: Nick Brnart



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Niagara And Mapping Services PO Box 1120 Lewiston, NY 14092 (716) 267-9584 E-Mail: lee@niagraboundary.com	Boundary 		
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Map Showing Topographic Survey of Transit Road & Ruhlman Road Intersection Lockport, New York			
Lot 57	Section	Township 14	Range 7
Town		Lockport	
County		Niagara	
State		New York	
Date		December 15, 2022	
Scale		1" = 30'	
Job No.		11053 Transit	
Revisions			
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Transit and Ruhlmann road intersection

