



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

May 8, 2023

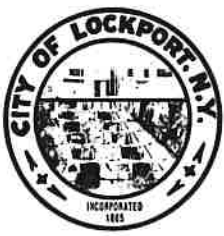
Megan Brewer

AGENDA

Please be advised that there are (3) three items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, May 23, 2023 at 5 P.M.

1. Jenna Gnieski. 115 Willow Street. Request to erect a 4' x 6' ground sign on the south side of the property and a 2' x 3' ground sign on the north side of the property situated in an R-2 Zone. (Use- two ground signs)
2. Richard Rockwood. 89 Continental Drive. Request to erect a 29' x 12' roof covering on the rear of the house situated in an R-1 Zone. (Area-lot coverage 21.5%)
3. OM3, LLC. 40 & 42 Ruhlmann Rd. Request to erect a 12,300 square foot automotive repair station situated in a B-2 Zone. (Use-automotive repair station, area-interior parking lot landscaping)

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



Building Inspection Department

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Chief Building Inspector

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Phone (716) 439-6759
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NOTICE OF PUBLIC HEARING

Case No. 2294

May 8, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 115 Willow Street, New York, had been filed by Jenna Gnieski.

The request is for a variance to erect a 4' x 6' ground sign on the south side the of the property and a 2' x 3' ground sign on the north side of the property situated in an R-2 Zone.

Approval of the application was denied or withheld because ground signs are not a permitted use in an R-2 Zone.

The City of Lockport Sign Ordinance allows ground signs in B-1, B-2, B-3, B-4, I-1, I-2 and I-3 zones.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday May 23, 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

2294

**CITY OF LOCKPORT, NEW YORK
ZONING BOARD OF APPEALS APPLICATION**

☐ 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: 115 Willow Street Lockport, NY 14094

APPLICANT INFORMATION

NAME: Jenna Gnieski ADDRESS: 848 W North Avenue
PHONE: 4125671324 Pittsburgh, PA 15233
CITY STATE ZIP
FAX: _____ E-MAIL: jgnieski@birgo.com

OWNER INFORMATION

NAME: BG238 (Birgo Realty) ADDRESS: 848 W North Avenue
PHONE: 4125671324 Pittsburgh, PA 15233
CITY STATE ZIP
FAX: _____ E-MAIL: marketing_team@birgo.com

RELATIONSHIP OF APPLICANT TO PROPERTY:

☐ CONTRACT PURCHASER ☐ CONTRACTOR ☒ OTHER *Employee
☐ 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.)

The asset is a Class C multi-family property purchased by BG238 (Birgo Realty) on October 26, 2022. It consists of 15 units across 3 two-story buildings. The property was built in 1975 and was previously owned by Concord Huth, L.P.

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

Birgo would like to order property signage for the front and back of the property. The first proposed sign (6'x4') is to be set back 10 ft. from the property line and advertise the name (Willow View Apartments) and include the leasing number and website. The second sign is to be 2'x3' and sit at the back of the property to indicate the parking lot. Both will be permanent and installed by the sign vendor, Cooper's Sign Co.

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 property is located in a residential area, whereby signage is not currently permitted.

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

The first proposed sign will sit on our parcel of land out front and will not be near any neighboring properties. It will also not impact anyone's line of sight. The second proposed sign will also be on our parcel of land in the back of the property. The signs will not have any animation or lighting so it will not disturb neighboring properties.

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 RESOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.


Signature (Applicant)

4/14/23
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)

4/14/23
Date

Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 5:00 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.



April 14, 2023

Detailed information about the proposed signage at Willow View Apartments in Lockport, NY.

Property address: 115 Willow Street Lockport, NY 14094

Property Owner: BG283 (Birgo Realty)

Proposed Sign 1

Dimensions: 4'x6'

Materials: Aluminum sign face with white PVC posts

Single sided

Sign content: apartment name, leasing number and website

Sign placement *noted by the red drawing below*



848 W North Ave, Pittsburgh, PA 15233

412.567.1324

birgorealty.com

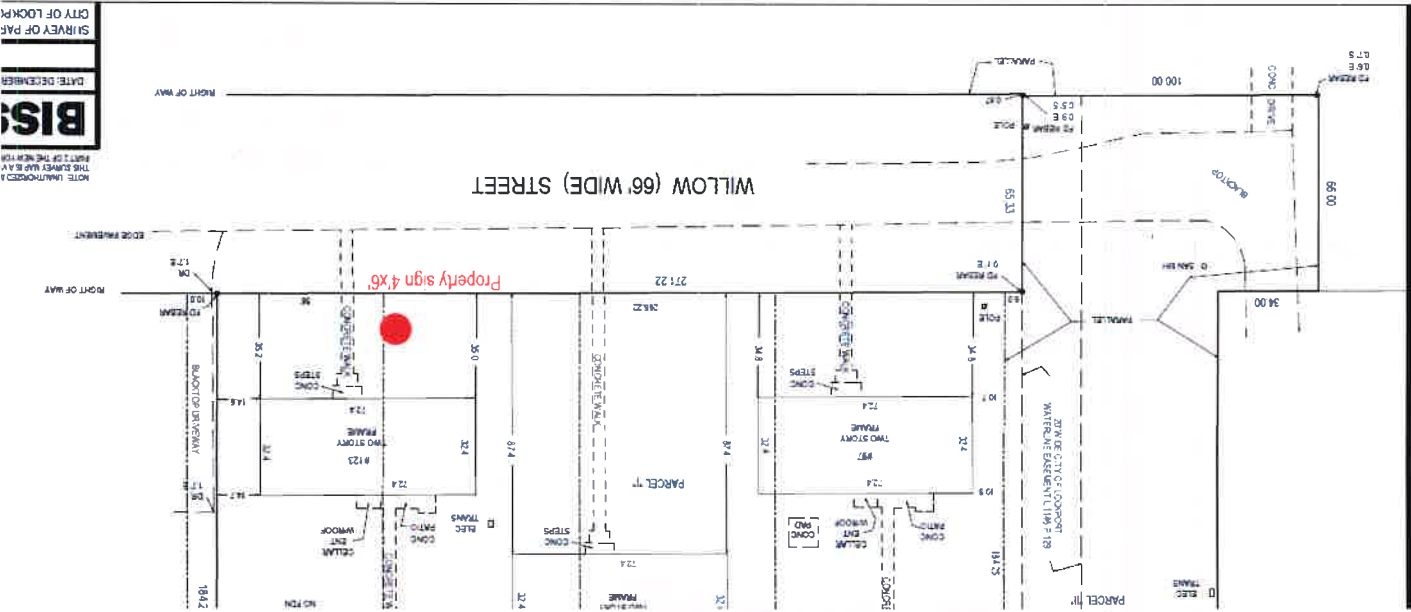
848 W North Ave. Pittsburgh. PA 15233

412.567.1324

birgorealty.com



Sign placement on survey. *Noted by the red dot. Linking the PDF survey with sign placements [here](#).



Sign design





848 W North Ave, Pittsburgh, PA 15233

412.567.1324



birgocapital.com



848 W North Ave, Pittsburgh, PA 15233

412.567.1324



birgocapital.com





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412.567.1324



birgocapital.com



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412.567.1324



birgocapital.com





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birgocapital.com



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412.567.1324



birgocapital.com





848 W North Ave, Pittsburgh, PA 15233

412.567.1324



birgocapital.com



848 W North Ave, Pittsburgh, PA 15233

412.567.1324



birgocapital.com

WILLOW VIEW APARTMENTS

716.317.6488

birgorealty.com

Proposed Sign 2

Dimensions: 2'x3'
Materials: Aluminum sign face
Double sided
Sign content:apartment name parking

Sign placement *noted by the red drawing below*



Sign placement on survey *Noted by the red dot. Linking the PDF survey with sign placements [here](#).



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. 2295

May 8, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 89 Continental Drive, New York, had been filed by Richard Rockwood.

The request is for a variance to erect a 29' x 12' roof covering on the rear of the house situated in an R-1 Zone.

Approval of the application was denied or withheld because the roof covering will increase the lot coverage to 21.5%.

The City of Lockport Zoning Ordinance allows a maximum 20% lot coverage in an R-1 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday May 23, 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

_____ 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: 89 Continental Drive, Lockport, NY 14094

APPLICANT INFORMATION

NAME: Richard Rockwood ADDRESS: 5509 Forest Hill Rd.

PHONE: 716-622-1888 Lockport NY 14094
CITY STATE ZIP

FAX: — E-MAIL: rick@rjrimprovementsinc.com

OWNER INFORMATION

NAME: David Barancotta ADDRESS: 89 Continental Drive

PHONE: 716-471-4059 Lockport NY 14094
CITY STATE ZIP

FAX: — E-MAIL: dbear20@aol.com

RELATIONSHIP OF APPLICANT TO PROPERTY:

_____ CONTRACT PURCHASER X CONTRACTOR _____ 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.)

The home was built in 1980 and has been owned by David and Janee Barancotta since 1988.

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

We are hoping to build a 29x12 roof over an already existing 24x12 deck. Our plan is to extend the existing deck by 6 feet and replace decking boards with vinyl composite boards. Then build a roof over the new deck.

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 existing lot coverage does not allow the new deck to be built with a roof. The homeowners do not get to use their existing deck a lot on warm sunny days because there is no roof. This will allow the homeowners full use of their deck all summer long.

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

The new structure will not disrupt sike lines because the house already extends in the back next to the deck.

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 RESOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.

Richard J. Rockwood
Signature (Applicant)

5/2/23
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.


Gene E. Barranella
Signature (Owner)

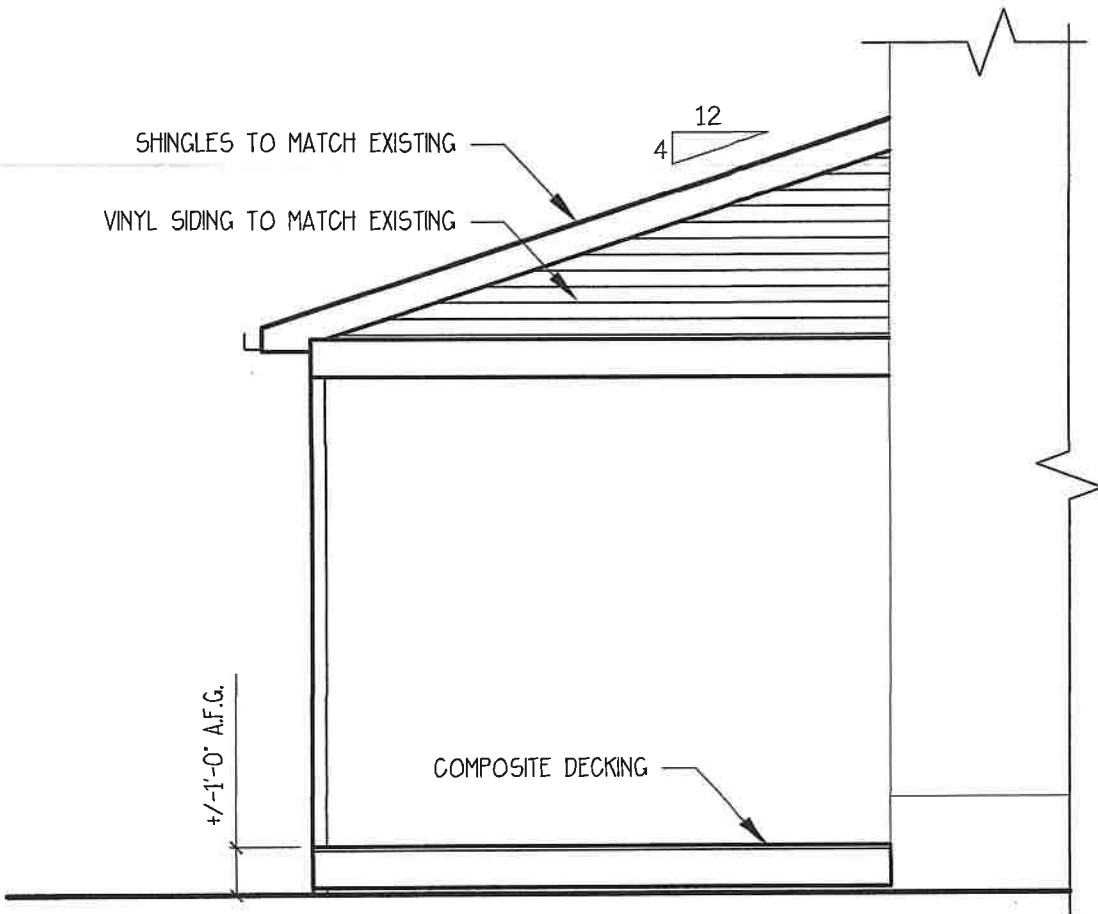
5-2-23
Date

Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 5:00 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.



 <p style="font-size: 1.2em; font-weight: bold; margin: 0;">APEX CONSULTING</p> <p style="font-weight: bold; margin: 0;">SURVEY & ENGINEERING SERVICES, P.C.</p> <p style="margin: 0;">102 EAST AVENUE, LOCKPORT, NEW YORK 14094</p> <p style="margin: 0;">Phone: (716) 439-0188 FAX: (716) 439-0189</p>	<p>DRAWING TITLE:</p> <p style="font-size: 1.5em; text-align: center; font-weight: bold; margin: 10px 0;">PLOT PLAN</p> <p>PROJECT TITLE:</p> <p style="font-weight: bold; margin: 5px 0;">COVERED DECK / BARRANCOTTA RESIDENCE</p> <p style="margin: 0;">89 CONTINENTAL DRIVE LOCKPORT, NY 14094</p>												
<p>PREPARED FOR:</p> <p style="font-weight: bold; margin: 5px 0;">RICK ROCKWOOD / RJR IMPROVEMENTS</p> <p style="margin: 0;">5509 FOREST HILL ROAD LOCKPORT, NY 14094</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; padding: 5px;">DRAWN:</td> <td style="width: 25%; padding: 5px;">DATE:</td> <td style="width: 25%; padding: 5px;">SCALE:</td> <td style="width: 25%; padding: 5px;">PROJECT NO.:</td> </tr> <tr> <td style="text-align: center; padding: 5px;">SME</td> <td style="text-align: center; padding: 5px;">04/26/23</td> <td style="text-align: center; padding: 5px;">AS NOTED</td> <td style="text-align: center; padding: 5px;">23-053</td> </tr> <tr> <td colspan="3" style="padding: 5px;"></td> <td style="padding: 5px;">DWG. <u>1</u> OF <u>2</u></td> </tr> </table>	DRAWN:	DATE:	SCALE:	PROJECT NO.:	SME	04/26/23	AS NOTED	23-053				DWG. <u>1</u> OF <u>2</u>
DRAWN:	DATE:	SCALE:	PROJECT NO.:										
SME	04/26/23	AS NOTED	23-053										
			DWG. <u>1</u> OF <u>2</u>										



EAST ELEVATION

SCALE: 1/4" = 1'-0"



APEX CONSULTING
SURVEY & ENGINEERING SERVICES, P.C.

102 EAST AVENUE, LOCKPORT, NEW YORK 14094
Phone: (716) 439-0188 FAX: (716) 439-0189

PREPARED FOR: **RICK ROCKWOOD / RJR IMPROVEMENTS**
5509 FOREST HILL ROAD
LOCKPORT, NY 14094

DRAWING TITLE:

EAST ELEVATION

PROJECT TITLE:

COVERED DECK / BARRANCOTTA RESIDENCE
89 CONTINENTAL DRIVE
LOCKPORT, NY 14094

DRAWN:

SME

DATE:

04/26/23

SCALE:

AS NOTED

PROJECT NO.:

23-053

DWG. 2 OF 2



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. 2296

May 8, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the properties at 40 and 42 Ruhlmann Road, New York, had been filed by OM3, LLC.

The request is for a variance to erect a 12,300 square foot automotive repair station situated in a B-2 Zone.

Approval of the application was denied or withheld because automotive repair stations are not a permitted use in a B-2 Zone and there will be zero interior landscaping in the parking lot.

The City of Lockport Zoning Ordinance allows automotive repair stations in B-3 Zones and requires a minimum 5% interior landscaping in the parking lot.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday May 23, 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

☐ 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: 40-42 Ruhlmann Road, Lockport, NY 14094

APPLICANT INFORMATION

NAME: OM3, LLC (Contact: Gus Wilson) ADDRESS: 3841 Green Hills Village Drive, Suite 400
PHONE: (615) 269-5444 Ext. 305 Nashville TN 37215
FAX: CITY STATE ZIP
E-MAIL: gwilson@oldacremcdonald.com

OWNER INFORMATION

EA Granchelli Developer LLC
NAME: (Contact: Kelli Rae Alaimo) ADDRESS: 36 Pine Street, Second Floor
PHONE: (716) 434-3346 Lockport NY 14094
FAX: CITY STATE ZIP
E-MAIL: kellirae2@aol.com

RELATIONSHIP OF APPLICANT TO PROPERTY:

☒ CONTRACT PURCHASER ☐ CONTRACTOR ☐ 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.)

Property ownership for the parcels is EA Granchelli Developer LLC. #40 Ruhlmann Rd contains a residential structure, a driveway and a utility easement to the west of the driveway. #42 Ruhlmann Rd is an undeveloped lot with grass and trees.

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

Demolition of the existing residential structure, which is non-conforming to the B-2 zone. Construction of a 12,300 sf automobile service station with typical hours of 7:30 AM to 5:30 PM and an average maximum of 14 employees per shift. The building will include a ground up car repair facility with a business office, waiting area, and a break room. Additionally to construct a new parking area with a private car storage parking area within a fence enclosure. The applicant is seeking a use variance for the Automobile Service Station use AND an area variance for interior parking area landscaping requirements.

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 proposed relief would apply only to the subject two (2) parcels, which are intended to be administratively consolidated at a later date. The site features L-shaped lots, with limited ability to access and develop the Northwest corner of the lots. Additionally a utility easement runs south to north in the central portion of the lot preventing development. The small size and odd shape of the lot prevent development. The applicant would seek in install the facility in the central portion of the site that is easily accessible off of Ruhlmann Road. Additionally, with limited interior space, the applicant would provide landscaping outside of the private car storage parking area to the rear of the site and provide amble screening/fencing to neighboring properties.

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

The B-2 Zone allows for Automobile Service Stations as a permitted use and will not alter the character of the neighborhood. The neighborhood consists of various commercial uses, including automobile focused uses. Necessary screening/fencing will be installed. There are no anticipated negative impacts on parking patterns, traffic patterns, noise levels or lighting. The adjacent vehicle services uses are compatible with the automobile service station.

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.

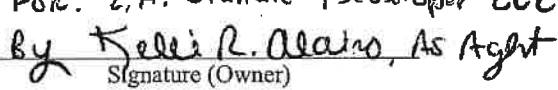
FURTHERMORE, I UNDERSTAND THAT I (OR A DESIGNATED REPRESENTATIVE) MUST BE PRESENT AT THE MEETING TO REPRESENT THE APPLICATION AND RESOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.


Signature (Applicant)

04/24/2023
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.

For: E.A. Granchelli, Developer LLC
By 
Signature (Owner)

4-26-2023
Date

Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 5:00 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.



April 26th, 2023

City of Lockport Zoning Board of Appeals
ATTN: Megan Brewer, Inspections Data Coordinator / Zoning Officer
One Locks Plaza
Lockport, New York 14094

RE: Caliber Collision Lockport – Project Narrative Zoning Board of Appeals Application

To Megan Brewer,

On behalf of Caliber Collision and D3 Lockport (the Applicant), Kimley-Horn is pleased to submit the Site Plan Application for Niagara County Planning Board review and approval as well as the variance application for the Zoning Board for an autobody repair garage. The proposed Caliber Collision is to be located at 40-42 Ruhlmann Road, Lockport, NY (Tax ID: 123.09-1-57.2 & 123.09-1-56). This project involves a new ground up car repair shop with business offices, waiting areas, and a break room. There is to be a new parking lot with a trash enclosure and a private car storage parking area within a fence enclosure. The lots are in a B-2 Central Business District and are currently occupied by a residential structure. The intended use, of autobody repair garage, requires a variance to be a principal use in the B-2 district and is consistent with the commercial character of the neighborhood. The project is within 500 feet of the boundary of the City of Lockport and is required to be referred to the Niagara County Planning Board.

The applicant will be seeking multiple approvals associated with this project. First the Applicant is seeking Niagara County Planning Board review and approval. Second, the Applicant is seeking a use variance for the Automobile Service Station use in a B-2 Zone from the City of Lockport Zoning Board of Appeals in addition to a variance for landscaping within a parking area. Finally, the Applicant is seeking site plan approval from the City of Lockport Planning and Zoning Board.

I look forward to presenting this application before the Board. Should you have any questions, please do not hesitate to contact me directly at 914-369-1741 or Kevin.Leddy@kimley-horn.com.

Sincerely,

A handwritten signature in blue ink that reads "Kevin P. Leddy".

Kevin Leddy, PE

Kimley-Horn.com

1 North Lexington Avenue, Suite 505, White Plains, NY 10601

914-368-9200

Lockport Caliber Collision Site Photos



Photo 1: Ruhlmann Road Facing West at the Southeast Corner of the Property



Photo 2: Facing East on Ruhlmann Road at the Southwest Corner of the Property



Photo 3: Facing Northeast on Ruhlmann Road Toward the Western Property Boundary



Photo 4: View of the Eastern Boundary of the Property Facing West on South Transit Road



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Entry Perspective

Proposed Caliber Collision
40 Ruhlmann Road
Lockport, NY
3/13/2023



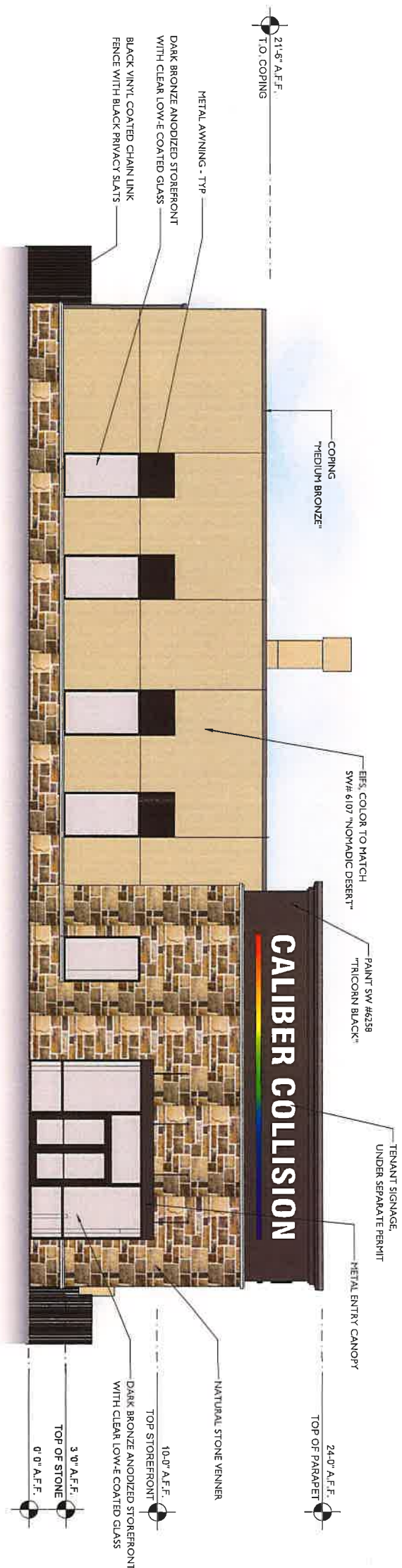
Front Perspective

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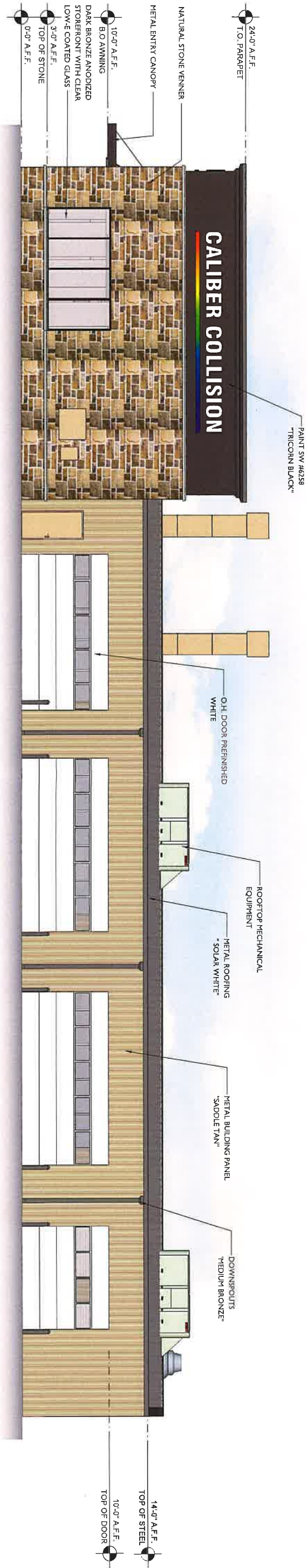
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FRONT ELEVATION



SIDE ELEVATION



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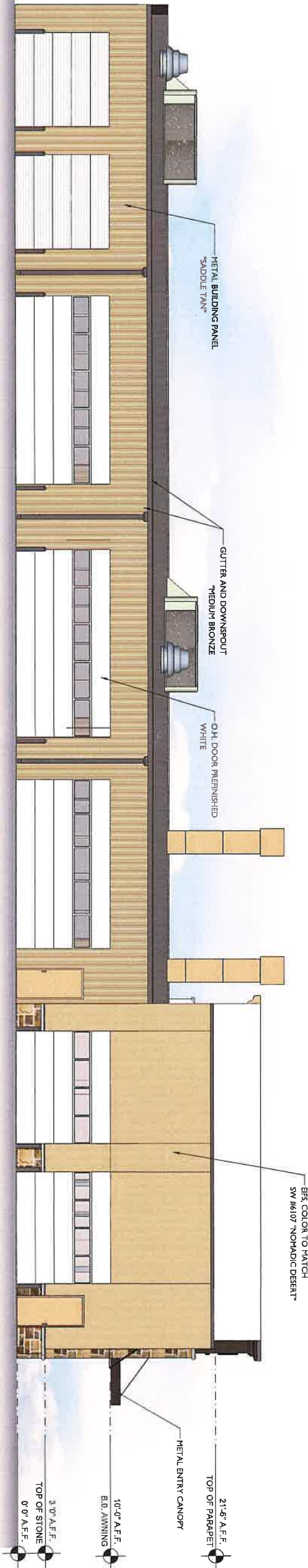
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Exterior Elevations

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REAR ELEVATION



SIDE ELEVATION



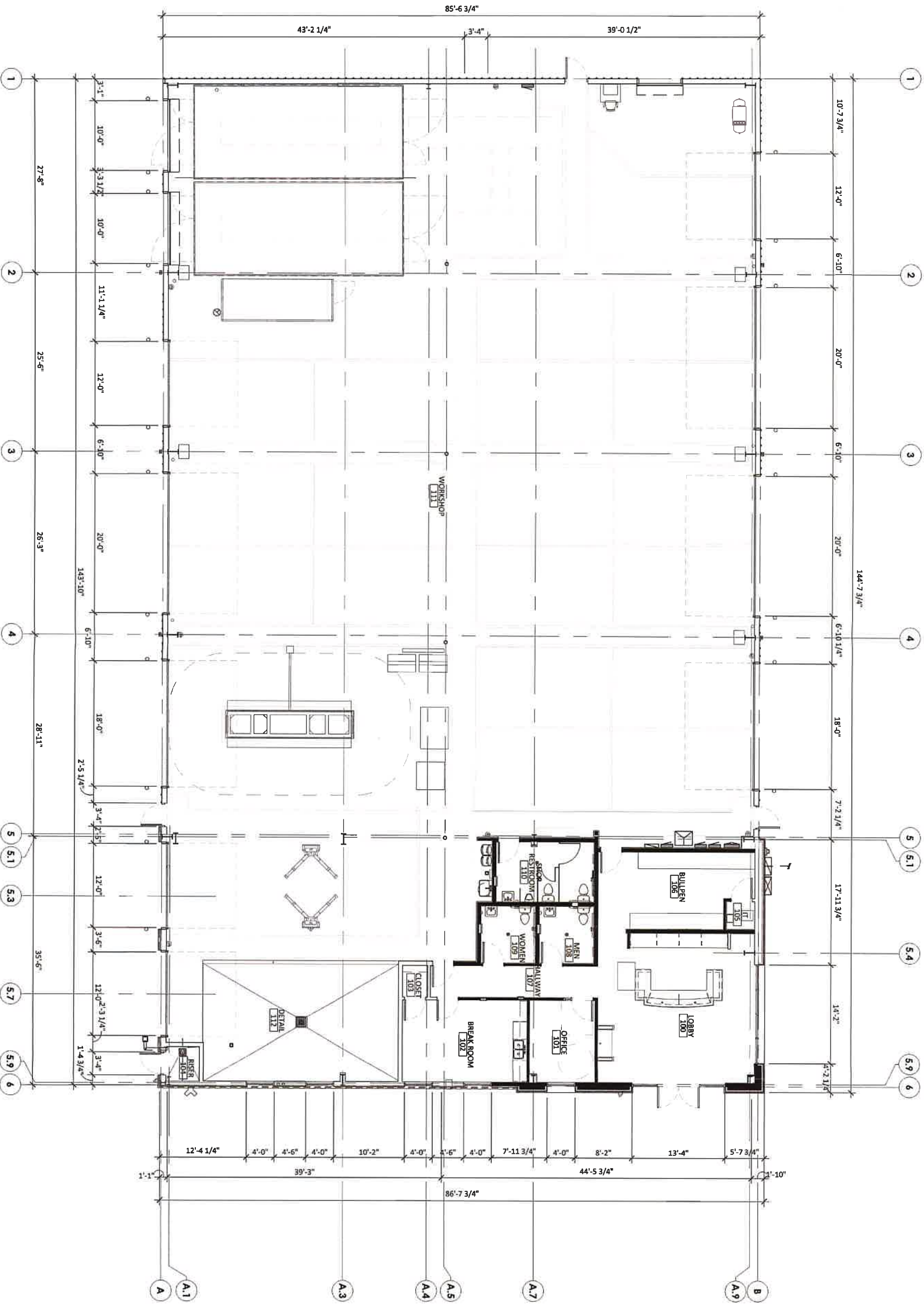
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Floor Plan

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