



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

July 11, 2023

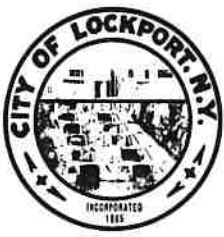
Megan Brewer

AGENDA

Please be advised that there are (6) six items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, July 25, 2023 at 5 P.M.

1. Robert & Julia Learn. 223 Waterman Street. Request to remove the 8.2' x 11' rear section of the house and erect a 12' x 18' addition to the rear of the house situated in an R-1 Zone. (Area-lot coverage 27.8%, area-8.74' south line)
2. Hanan Samuel. 177 Davison Road. Request to erect a two-story mixed-use building situated in a B-1 Zone. (Use- multifamily units, use-professional office space, area-building more than one story in height)
3. James Battistoni. 87 Lindhurst. Request to erect a 4' x 10' awning over the front porch situated in an R-1 Zone. (Area-26.85' east line)
4. Steven Brick. 40 Rochester. Request to install a 12' x 24' inground pool in the rear yard situated in an R-1 Zone. (Area-lot coverage 32.4%)
5. JKU, LLC. 215 Davison Road. Request to erect a 3,146 s.f. addition to the north side of the building situated in a B-1 Zone. (Area-lot coverage 35%, area-17.08' north line, area-38 parking spaces)
6. Chase Commons, LLC. 327 High Street. Request to amend Variance Case No. 2288 by increasing the total amounts of units to 51 with 26 efficiency units under 600 square feet situated in an R-1 Zone. (Use-multi-family, area-units under 600 square feet)

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



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NOTICE OF PUBLIC HEARING

Case No. 2298

July 10, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 223 Waterman Street, New York, had been filed by Robert & Julia Learn.

The request is for a variance to remove the 8.2' x 11' rear section of the house and erect a 12' x 18 addition to the rear of the house situated in an R-1 Zone.

Approval of the application was denied or withheld because the addition will increase the lot coverage to 27.8% and will be located 8.74' from the south property line.

The City of Lockport Zoning Ordinance allows a maximum 20% lot coverage and requires a minimum 10' side yard setback in an R-1 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday July 25, 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: 223 Waterman St. Lockport, NY 14094

APPLICANT INFORMATION

NAME: Robert & Julia Learn ADDRESS: 223 Waterman St.

PHONE: [REDACTED] Lockport NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: julieandybob@roadrunner.com

OWNER INFORMATION

NAME: Robert & Julia Learn ADDRESS: 223 Waterman St.

PHONE: [REDACTED] Lockport NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: julieandybob@roadrunner.com

RELATIONSHIP OF APPLICANT TO PROPERTY:

☐ CONTRACT PURCHASER ☐ CONTRACTOR ☒ OTHER (owner)
☐ 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: _____

1

2

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

(A) We've lived at 223 Waterman St. for 40 yrs. Over that time we have remodeled the kitchen, remodeled the bathroom, replaced the front porch (twice) and had the driveway paved, once in black top and more recently in concrete. We also added a deck at the rear.

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

Currently there is a 8x11.0 addition at the back of the house. We use it as a rear entrance and mud room. This room has no foundation. We would like to remove this room and add a larger room (12.0x18.0) with a proper 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)

All of our bedrooms are on the 2nd floor and as my wife and I age getting to the 2nd floor will become more and more difficult. We would like to add a bedroom and full bath to the larger addition on the main floor. The size of the current addition is too small to accommodate a bedroom and full bath.

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

The requested variance will not alter the character of the neighborhood because the new addition will be fully behind the house itself and not visible from the street.

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)

6-15-2023
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.

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.

**CITY OF LOCKPORT, NEW YORK
DEPARTMENT OF BUILDING INSPECTION
BUILDING PERMIT APPLICATION**

Application Number: 2023-0166

Application Date: 04/13/2023

LOCATION: 223 Waterman St LOCKPORT, NY 14094

WARD: 2

ZONE: R1

Permission is sought by Robert Learn, to perform the following work, at the above location:

remove the existing 8.2- x 11' rear section of the house and erect a 12' x 18' addition to the rear of the house.

Contact type	Full name	Phone number
Owner	Robert Learn	

Requirements	Actual
Lot Coverage	allowed-20%, existing 25.2%, addition increase 27.8%
Hardwired Alarms	
Scaled Drawings	
Side Yard Setbacks (2)	required 10', addition will be 8.74
Survey	

This building permit application has been denied because of the following:

Allowed 20% lot coverage, existing is 25.2% with addition 27.8% addition will be located 8.74' from the south property line.

The undersigned hereby acknowledges that this application does not meet the minimum standards and that no work is to begin until a building permit has been issued

I do certify that I have examined the forgoing petition and building plans and plot plan and that they do not conform to Ordinances of the City of Lockport, NY

SIGNED: _____
OWNER OR AGENT



Issuing Officer

OWNER OF RECORD: Robert Learn

Megan Brewer

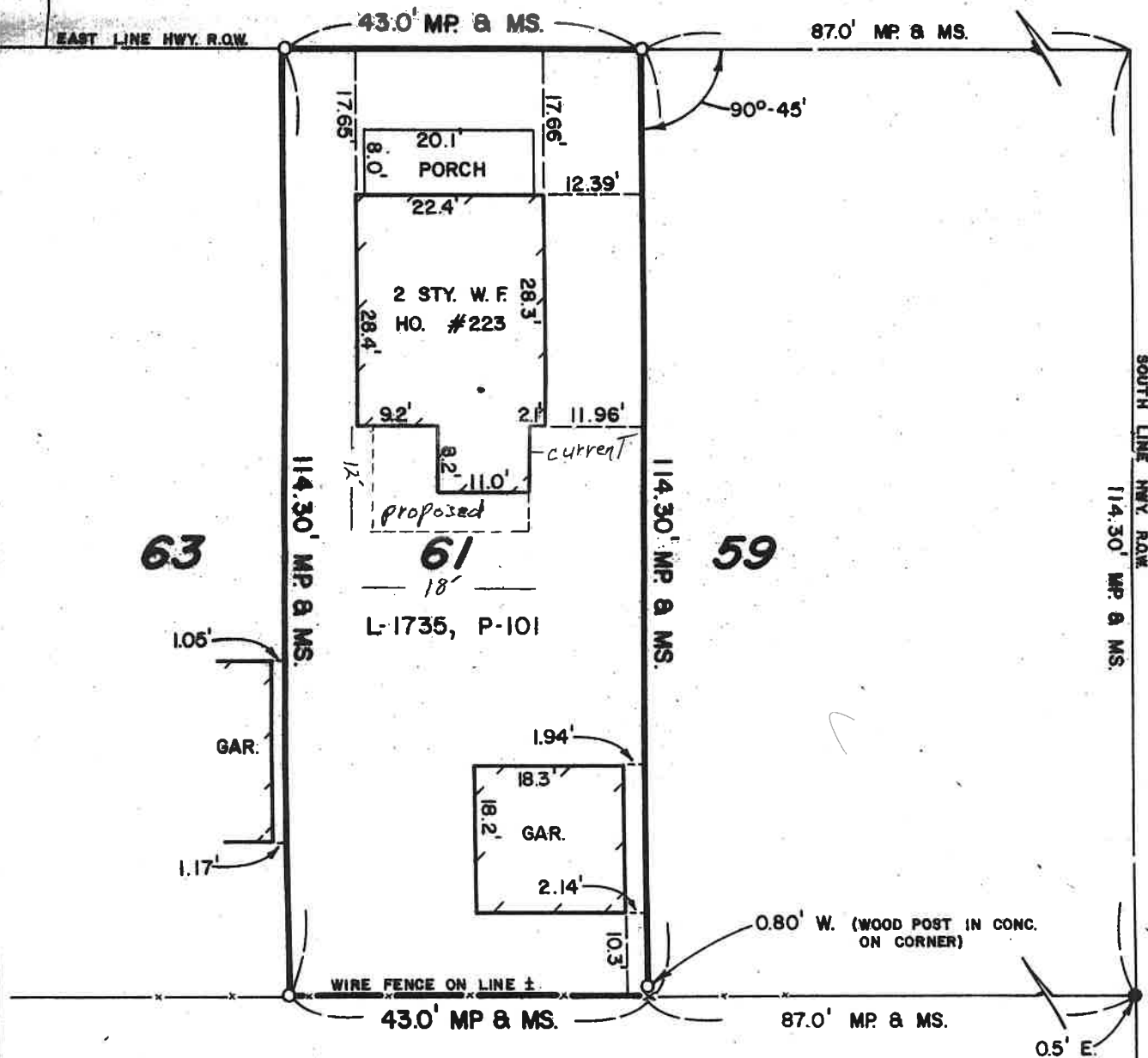
Address: 223 Waterman St
Lockport, NY 14094

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.



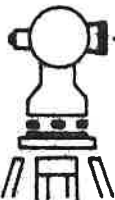
WATERMAN STREET

MILLAR PLACE (50' R.O.W.)



WE HEREBY CERTIFY TO EMPANQUE CAPITOL CORPORATION THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW	D = DEED	MP = MAP	● = EX. IRON
	MS = MEASURED	ENC = ENCROACHMENT	O = SET IRON



ROSS W. MARTIN
PROFESSIONAL LAND SURVEYOR
6398 Locust St. Ext., Lockport, N.Y., 14094
(716) 434-6531

SURVEY OF: PART OF LOT-11, SEC-14, TWP-14, R-6 OF THE HOLLAND PURCHASE. SUB. LOT-61
IS SHOWN ON A MAP BY S.F. GOODING, DTD. 4-4-1901 & FILED IN N.C.C.O. IN MICRO. BK-10, PG-983
LOCATION: CITY OF LOCKPORT, NIAGARA CO., NEW YORK
SCALE: 1" = 20' DATE: MAY 9, 1984 JOB NO: 8406084



Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
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Lockport, NY 14094
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Fax (716) 439-6605

NOTICE OF PUBLIC HEARING

Case No. 2299

July 10, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 177 Davison Road, New York, had been filed by Hanan Samuel.

The request is for a variance to erect a two-story mixed-use building situated in a B-1 Zone.

Approval of the application was denied or withheld because multifamily units and professional office space are not permitted uses in a B-1 Zone. The multiuse building will exceed one story.

The City of Lockport Zoning Ordinance allows multifamily units in R-3, B-2, B-3, B-4 and B-5 zones. The City of Lockport Zoning Ordinance allows professional office space in B-2, B-3, B-4 and B-5 Zones. The City of Lockport Zoning Ordinance allows a maximum one story building in a B-1 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday July 25, 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

099

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

X AREA VARIANCE

A¹) Existing Parcel -Lot Size & Depth in a B-1 Business Zone
A²) Number of Stories and Height in a B-1 Business Zone

X USE VARIANCE

U¹) Residential Use (Single Family Living Units) In a Business Zone &
Professional Office (eg. accountant , engineering firm, etc.)in a Business Zone

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: **177 Davison Road (SW Corner of Bonner Dr.)**

APPLICANT INFORMATION

NAME: ***Thomas H. Shelberg, R.A.** ADDRESS: **183 Bathurst Drive**
Site Plan representative
PHONE: _____ **Tonawanda, New York 14150**
FAX: **(616) 983-1434** CITY STATE ZIP
E-MAIL: **delresource@verizon.net**

OWNER INFORMATION

NAME: **Hanan Samuel -** ADDRESS: **Paramount Hospitality LLC**
(Project owner's representative)
PHONE: ****Brian S. Stiles** **560 College Ave**
Owner & General Manager **Niagara Falls, NY 14305 USA**
FAX: **Hilton Home Care** CITY STATE ZIP
E-MAIL: **hanan.samuel@icloud.com**
(616) 983-1434 (ofc)
586-747-8619 (mobile)

RELATIONSHIP OF APPLICANT TO PROPERTY:

CONTRACT PURCHASER CONTRACTOR **X** **** (Brian Stiles -Owner Representative)** OTHER
X *** Thomas Shelberg, R.A.** LESSEE
ARCHITECT/ ENGINEER

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: _____

1

2

3

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5

6

7

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

According to old maps and surveys, the parcel and surrounding area was part of Harrison Field. Across Davison Road was the County Infirmary until the 1970 when a few municipal social service offices located in the buildings up until a few years ago where the land is open space and know as Lockport Infirmary Fields. Bonner Road was part of the DeSales Field Subdivision filed in 1996(according to map reference by J. McIntosh Jr.). The 0.436 acre parcel is currently an undeveloped open vacant area previuosly owned by George Oriold.

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

The proposed project will consist of a two story (+/- 1,684 s.f. ea. story) mixed-use building with neighborhood business space including small professional office and loft apartment units.

The parcel is mapped as a B-1 Neighborhood Business Zone. Normal business hours (8:00 am - 6:00 pm) can be expected for the anticipated uses such as hair saloon, beauty shop, dry-cleaning shop, small food stores, small drug store, small eating establishment, essential services, etc as approved by the Zoning Code.

The eating establishment use opening / close hours may vary slightly (eg. small coffee shop or small pizza shop). Three (3) to Five (5) employees are expected for the first floor space. The living units will be loft-style single bedroom single family use.

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)

USE VARIANCE (Proposed) :

The two USE variances not permitted in the current Zoning Code Chapter 190 Article VII -B-1 Neighborhood Business:

- RESIDENTIAL (Single Family Loft-style Apartment Units)
- PROFESSIONAL OFFICE (Small office for accountant or engineer type firm) will provide a consist of a two story

Existing corner parcel location is sited on busy roadway. Project Property use has been vacant for several decades where this newer type of mixed used projects allows relief from limited rentable space due to current limited and partucully specific permitted uses in the B-1 zone.

AREA VARIANCE (Proposed) :

The two DIMENSIONAL variances NOT permitted in the current Zoning Code Chapter 190 Schedule II Zoning Schedule of Bulk and Coverage Control:

- MINIMUM LOT SIZE & LOT DEPTH
- MAXIMUM HEIGHT (Feet & Stories)

Existing corner parcel location is sited on smaller under-sized corner lot where two (2) front yard setback are required thereby restricting development areas. All similiar and adjacent structures have high roofs approx. 30 ft. including many 2 1/2 stories structures. Project Property has been vacant for several decades where second floor living units allows contextural building height transition to adjacent structures.

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

USE VARIANCE:

We contend that USE VARIANCE, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

We further contend that the USE VARIANCE, if authorized, will represent the minimum variance occupancy use that will provide a transition from Business to adjacent Residential zones, afford relief to maintain continual occupancy and will represent the least modification possible of the regulation in issuance.

AREA VARIANCE:

We contend, because of such physical circumstances or conditions, there is limited possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a area variance(s) is/ are therefore, necessary to enable the reasonable use of the property. As listed above, the area variances will be in concert with adjacent properties and similiar type residential structures and small neighborhood business buildings (based on the dimensional schedule II Zoning 190 attachment) and will not alter the essential character of the neighborhood.

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(On Site Plan)
- ☒ 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)

07 July 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.

☒ 
Signature (Owner)

☒ 7/7/23
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.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: SITE PLAN REVIEW:177 DAVISON ROAD MIXED USE BLDG.:Hanan Samuel -Paramount Hospitality LLC , 560 College Ave, Niagara Falls,NY 14305		
Project Location (describe, and attach a general location map): 177 Davison Road at SW corner of Bonner Drive, City of Lockport 14094		
Brief Description of Proposed Action (include purpose or need): The project entails the construction of two story (+/- 1,684 s.f. ea. story) mixed-use building with business space and loft apartment units on a 0.436 acre parcel. The mixed use project is a needed flexible building facility allowing neighborhood shopping and permanent living options. The property is in a B-1 Neighborhood Business District.		
Name of Applicant/Sponsor: Hanan Samuel - Paramount Hospitality LLC ,		Telephone: 716-251-5917
		E-Mail: hanan.samuel@icloud.com
Address: Paramount Hospitality LLC , 560 College Ave,		
City/PO: Niagara Falls	State: N Y	Zip Code: 14305
Project Contact (if not same as sponsor; give name and title/role): Thomas H. Shelberg , R.A.		Telephone: 716-983-1434
		E-Mail: delresource@verizon.net
Address: 183 Bathurst Drive		
City/PO: Tonawanda	State: N Y	Zip Code: 14150
Property Owner (if not same as sponsor): Same as sponsor		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	SITE PLAN APPROVAL	T.B.D.
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	SITE PLAN REVIEW	Aug. 07 , 2023
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	AREA & USE VARIANCES -City of Lockport ZBA meeting	July 25, 2023
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	WATER DEPT. & HEALTH DEPT. Backflow Prevention Device	T.B.D.
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	AREA & USE VARIANCES (See C.)- Niagara County ZBA meeting	July 17 , 2023
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none">• If Yes, complete sections C, F and G.• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): NYS Heritage Areas:West Erie Canal Corridor	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? B-1 Neighborhood Business District, Ward 5	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.4. Existing community services.	
a. In what school district is the project site located?	Lockport City School District
b. What police or other public protection forces serve the project site?	City of Lockport
c. Which fire protection and emergency medical services serve the project site?	City of Lockport Fire Department, 1 Locks Plaza, Lockport NY 14094
d. What parks serve the project site?	Joseph E. Kibler Park, Niagara County Golf Course, Lockport Infirmary Field

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? commercial. office, suburban residential, multi-family	
b. a. Total acreage of the site of the proposed action?	0.44 acres
b. Total acreage to be physically disturbed?	0.40 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0.44 acres
c. Is the proposed action an expansion of an existing project or use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:	
d. Is the proposed action a subdivision, or does it include a subdivision?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	
ii. Is a cluster/conservation layout proposed?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed?	
iv. Minimum and maximum proposed lot sizes? Minimum Maximum	
e. Will the proposed action be constructed in multiple phases?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If No, anticipated period of construction:	
6-9 months	
ii. If Yes:	
• Total number of phases anticipated	
• Anticipated commencement date of phase 1 (including demolition)	
month year	
• Anticipated completion date of final phase	
month year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:	

• Is expansion of the district needed? ☐ Yes ☒ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?

☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?

☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?

☐ Yes ☒ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
Not applicable for large truck other than possible weekly dumpster pick up. Small delivery trucks / vans would be expected

iii. Parking spaces: Existing 0 Proposed 14 Net increase/decrease 14

iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

Curb cut driveway to roadways

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?

☒ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

Small electricity demand with new project. T.B.D.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

Local utility companies

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8 am - 5 pm
- Saturday: 8 am - 5 pm
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 8 am - 6 pm
- Saturday: 8 am - 6 pm
- Sunday: 9 am - 4 pm
- Holidays: varies

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes:		
i. Provide details including sources, time of day and duration:		
<div></div>		
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe: <div></div>		
<div></div>		
n. Will the proposed action have outdoor lighting?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:		
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:		
Parking lot to use LED cut-off shields with directional heads to be aimed downwards to prevent any glare or spill-over of light to adjacent parcels		
<div></div>		
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe: <div></div>		
<div></div>		
o. Does the proposed action have the potential to produce odors for more than one hour per day?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:		
<div></div>		
<div></div>		
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Product(s) to be stored		
<div></div>		
ii. Volume(s) per unit time (e.g., month, year)		
<div></div>		
iii. Generally, describe the proposed storage facilities:		
<div></div>		
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Describe proposed treatment(s):		
<div></div>		
<div></div>		
ii. Will the proposed action use Integrated Pest Management Practices?		<input type="checkbox"/> Yes <input type="checkbox"/> No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:		
i. Describe any solid waste(s) to be generated during construction or operation of the facility:		
<div><div>• Construction: 1 tons per week (unit of time)</div><div>• Operation : 0.5 tons per week (unit of time)</div></div>		
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:		
<div><div>• Construction: Minimize construction waste uses standard sizes to eliminate material waste, possible to use recycled asphalt in pavement areas</div><div>• Operation: use of recycling bins and adhere to recycling program</div></div>		
<div></div>		
iii. Proposed disposal methods/facilities for solid waste generated on-site:		
<div><div>• Construction: construction dumpster and dump truck waste management scheduled pick up</div><div>• Operation: recycling bins-container and dumpster to landfill with scheduled pick up</div></div>		
<div></div>		
<div></div>		

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
ii. Anticipated rate of disposal/processing:
• _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
• _____ Tons/hour, if combustion or thermal treatment
iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month
iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:
Not applicable

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
i. Check all uses that occur on, adjoining and near the project site.
☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)
☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): _____
ii. If mix of uses, generally describe:
Davison Road is a combination of the above listed land uses

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.0	0.286	+ 0.286
• Forested	0.0	0.0	
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.44	0.154	- 0.286
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	0.0	
• Wetlands (freshwater or tidal)	0.0	0.0	
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	
• Other Describe: _____	0.0	0.0	

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☒ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

m. Identify the predominant wildlife species that occupy or use the project site: vacant not used parcel		
n. Does the project site contain a designated significant natural community?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Describe the habitat/community (composition, function, and basis for designation):		
ii. Source(s) of description or evaluation:		
iii. Extent of community/habitat:		
<ul style="list-style-type: none">Currently: acresFollowing completion of project as proposed: acresGain or loss (indicate + or -): acres		
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Species and listing (endangered or threatened):		
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Species and listing:		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, give a brief description of how the proposed action may affect that use:		
E.3. Designated Public Resources On or Near Project Site		
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, provide county plus district name/number:		
b. Are agricultural lands consisting of highly productive soils present?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If Yes: acreage(s) on project site?		
ii. Source(s) of soil rating(s):		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature		
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:		
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. CEA name:		
ii. Basis for designation:		
iii. Designating agency and date:		

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District		
ii. Name: _____		
iii. Brief description of attributes on which listing is based: _____		
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Describe possible resource(s): _____		
ii. Basis for identification: _____		
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Identify resource: _____		
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____		
iii. Distance between project and resource: _____ miles.		
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Identify the name of the river and its designation: _____		
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

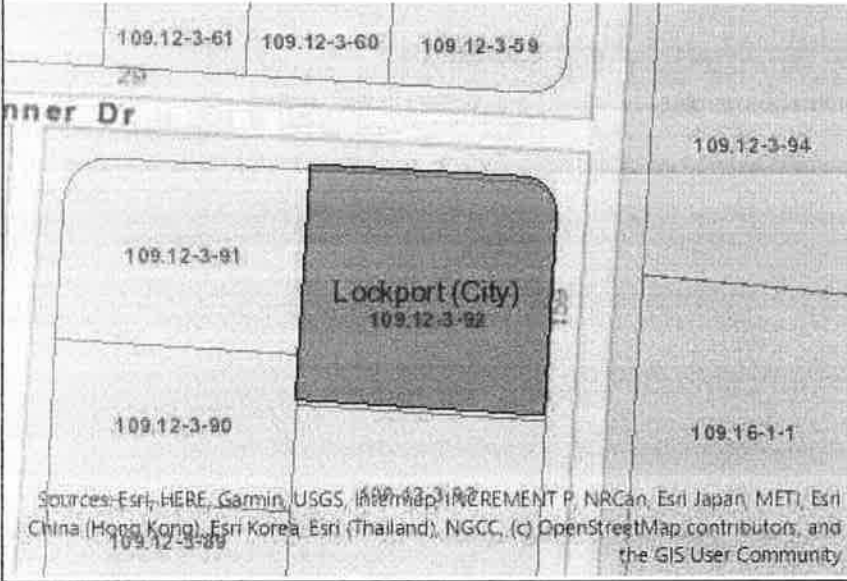
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

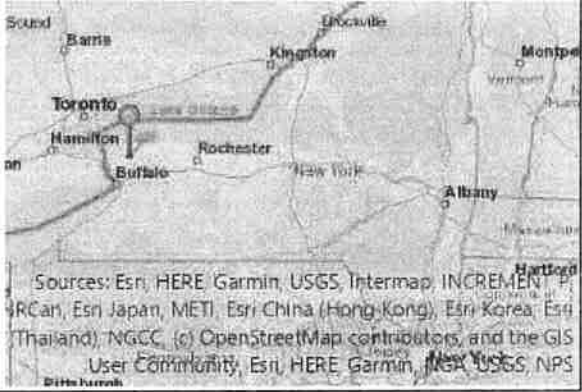
Applicant/Sponsor Name Thomas H. Shelberg, R.A. am ASCE Date July 06,2023

Signature _____ Title President DEL Resource -Applicant Representative



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

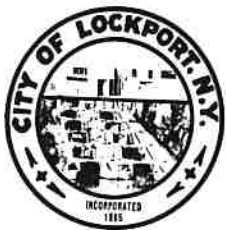
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, USGS, NPS

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



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. 2300

July 10, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 87 Lindhurst Drive, New York, had been filed by James Battistoni.

The request is for a variance to erect a 4' x 10' awning over the front porch situated in an R-1 Zone.

Approval of the application was denied or withheld because the awning will be located 26.85' from the east property line.

The City of Lockport Zoning Ordinance required a minimum 40' front yard setback in an R-1 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday July 25, 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

2302

**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: 87 Lindhurst Dr.

APPLICANT INFORMATION

NAME: Kohler Auning ADDRESS: 2600 Walden Ave
PHONE: [REDACTED] Cheek. N.Y. 14225
FAX: _____ E-MAIL: jesse@kohler-auning.com
CITY STATE ZIP

OWNER INFORMATION

NAME: James Battistoni ADDRESS: 87 Lindhurst Dr.
PHONE: [REDACTED] Lockport N.Y. 14094
FAX: _____ E-MAIL: battistoni7846@roadrunner.com
CITY STATE ZIP

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.)

Single family residence owned by James Battistoni

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

Install an aluminum awning over front porch.

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)

He can't sit on his front porch because there is an over head protection. The front door gets hot due to the setting sun.

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

We are just installing a small aluminum awning over a 4' x 10' front porch.

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.

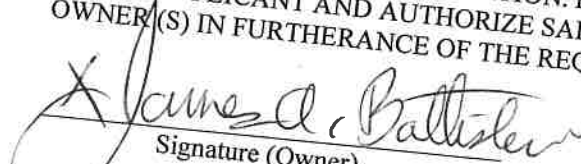
FURTHERMORE, I UNDERSTAND THAT I (OR A DESIGNATED REPRESENTATIVE) MUST BE PRESENT AT THE MEETING TO REPRESENT THE APPLICATION AND RESPOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.


Signature (Applicant)

6/23/23
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.

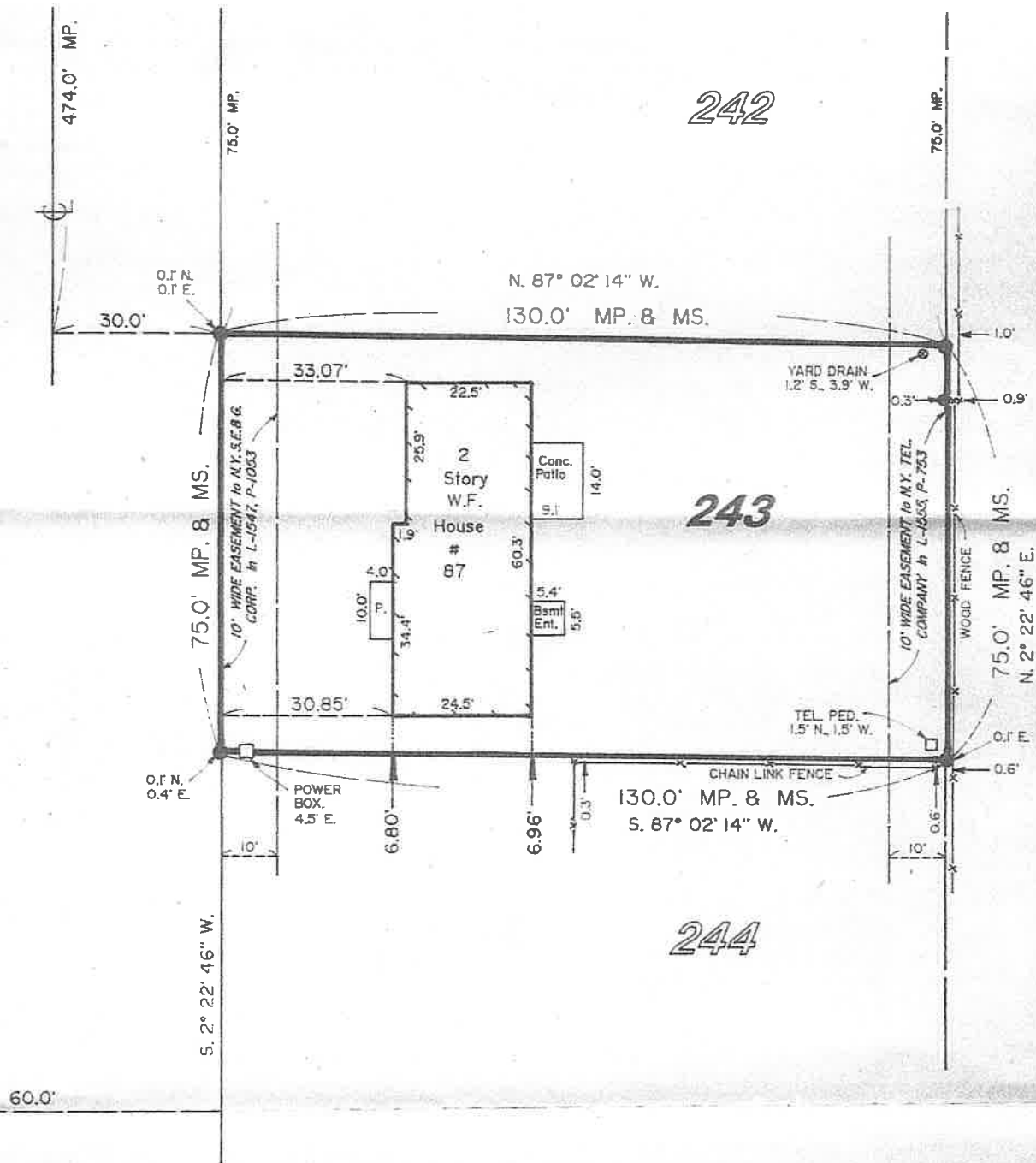

Signature (Owner)



6/23/23
Date

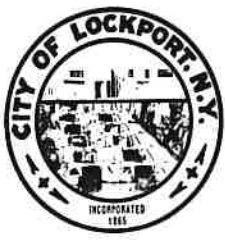
Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 6:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

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.

Lindhurst Drive



= DEED	MP. = MAP	MS. = MEASURED	● = EX. IRON	○ = SET IRON	ENC. = ENCROACHMENT
E: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.			NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.		
 <div>ROSS W. MARTIN PROFESSIONAL LAND SURVEYOR 5445 LEETE ROAD, LOCKPORT, N.Y. 14094 PHONE # (716) 434 - 6531; FAX # (716) 434 - 1130</div>					
SURVEY BEING PART OF LOT 3, SECT. 14, TWP. 14, RG. 6 OF THE HOLLAND PURCHASE.					
MAP of "BELLE-AIRE GARDENS SUBDIV." FILED IN N.C.C.O. IN MICROFILM BOOK 45, AT PAGE 4393.					
LOCATION: CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK					
SCALE: 1" = 30'	DATE: SEPT. 2, 1997	JOB # 9708106	S.B.L. # 123.11-2-29	THIS MAP VOID FOR TRANSFER UNLESS EMBOSSED WITH N.Y.S.P.L.S. SEAL No. 049368	



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. 2301

July 10, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 40 Rochester Street, New York, had been filed by Steven Brick.

The request is for a variance to install a 12' x 24' inground pool in the rear yard situated in an R-1 Zone.

Approval of the application was denied or withheld because the pool installation will increase the lot coverage to 32.4%

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 July 25, 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 ROCHESTER STREET

APPLICANT INFORMATION

NAME: STEVEN BRICK ADDRESS: 40 ROCHESTER STREET
PHONE: [REDACTED] LOCKPORT, NY 14094
FAX: _____ E-MAIL: SKBRICK@MSN.COM
CITY STATE ZIP

OWNER INFORMATION

NAME: STEVEN BRICK ADDRESS: 40 ROCHESTER STREET
PHONE: [REDACTED] LOCKPORT, NY 14094
FAX: _____ E-MAIL: SKBRICK@MSN.COM
CITY STATE ZIP

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.)
SINCE FAMILY HAVE OWNED BY STEVEN BRACK SINCE 1991.

DESCRIPTION OF PROPOSED ACTION (include specific use proposed, hours, # of employees, etc.)
INSTALLED INGROUND POOL - RECREATION POOL IS THE CHARACTER

VARIANCE STANDARDS (USE VARIANCE)

VARIANCE STANDARDS (AREA 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.

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.

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

ISLAND POOL WILL BE PUT THE PROPERTY OVER THE
ALLOWED LOT COVERAGE.

Describe how the requested variance will not alter the character of the larger neighborhood or impact adjacent properties:
THE POOL WILL BE CONSTRUCTED WITHIN MY OWN PROPERTY BOUNDARIES AND WILL BE COMPLETELY FENCED. THIS WILL NOT AFFECT THE CHARACTER OF THE NEIGHBORHOOD OR IMPACT ADJACENT PROPERTIES. THE INGROUND POOL WILL REPLACE AN EXISTING ABOVE GROUND POOL.

APPLICATION ATTACHMENTS

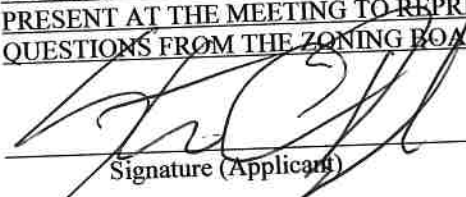
To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

- ✓ \$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)

7/6/2023
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.


Signature (Owner)

7/6/2023
Date

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

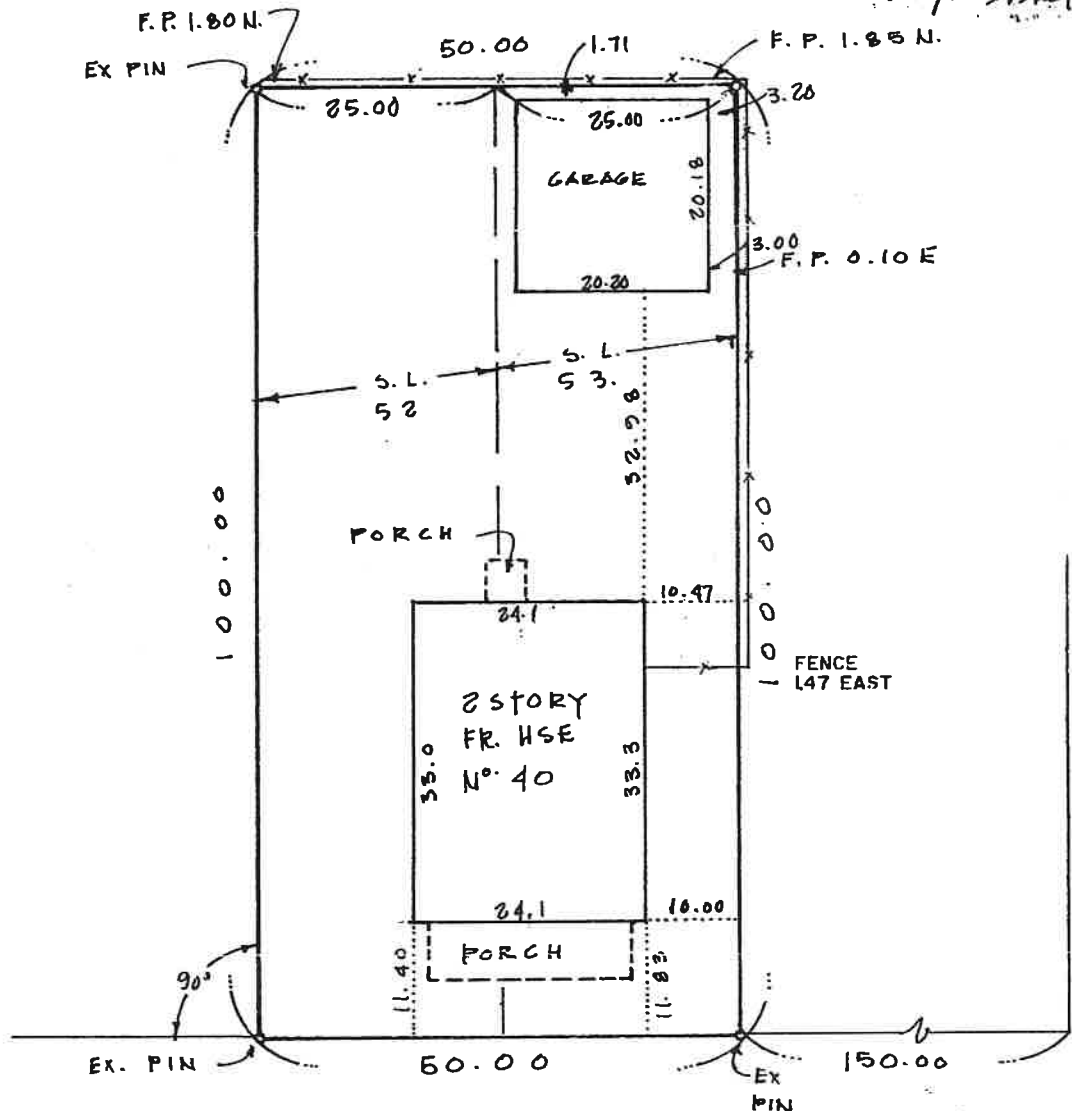
Pursuant to Section §190-188(d) of the City of Lockport Zoning Ordinance, property owners within a 200' radius will be notified of the intent of the applicant and given an opportunity to speak for or against the application.



FIRST FEDERAL SAVINGS & LOAN
ASSOCIATION OF ROCHESTER
its successors and/or assigns
TICOR TITLE GUARANTEE COMPANY
TICOR TITLE INSURANCE COMPANY

I CERTIFY TO THE ABOVE, THAT THIS SURVEY WAS PREPARED IN ACCORD WITH THE CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF LAND SURVEYORS. THIS SURVEY IS SO CERTIFIED DURING THE PERIOD THAT THE CURRENTLY ISSUED TITLE INSURANCE POLICY IS IN EFFECT. NO CERTIFICATION WHATSOEVER, IS EXTENDED TO SUBSEQUENT OWNERS, MORTGAGES, OR TITLE INSURORS, UNLESS THIS SURVEY HAS BEEN RESURVEYED AND REDATED FOR THIS PURPOSE BY THE SURVEYOR.

Stephen S. Suita



MASSACHUSETTS AVE (50')

ROCHESTER ST (50')

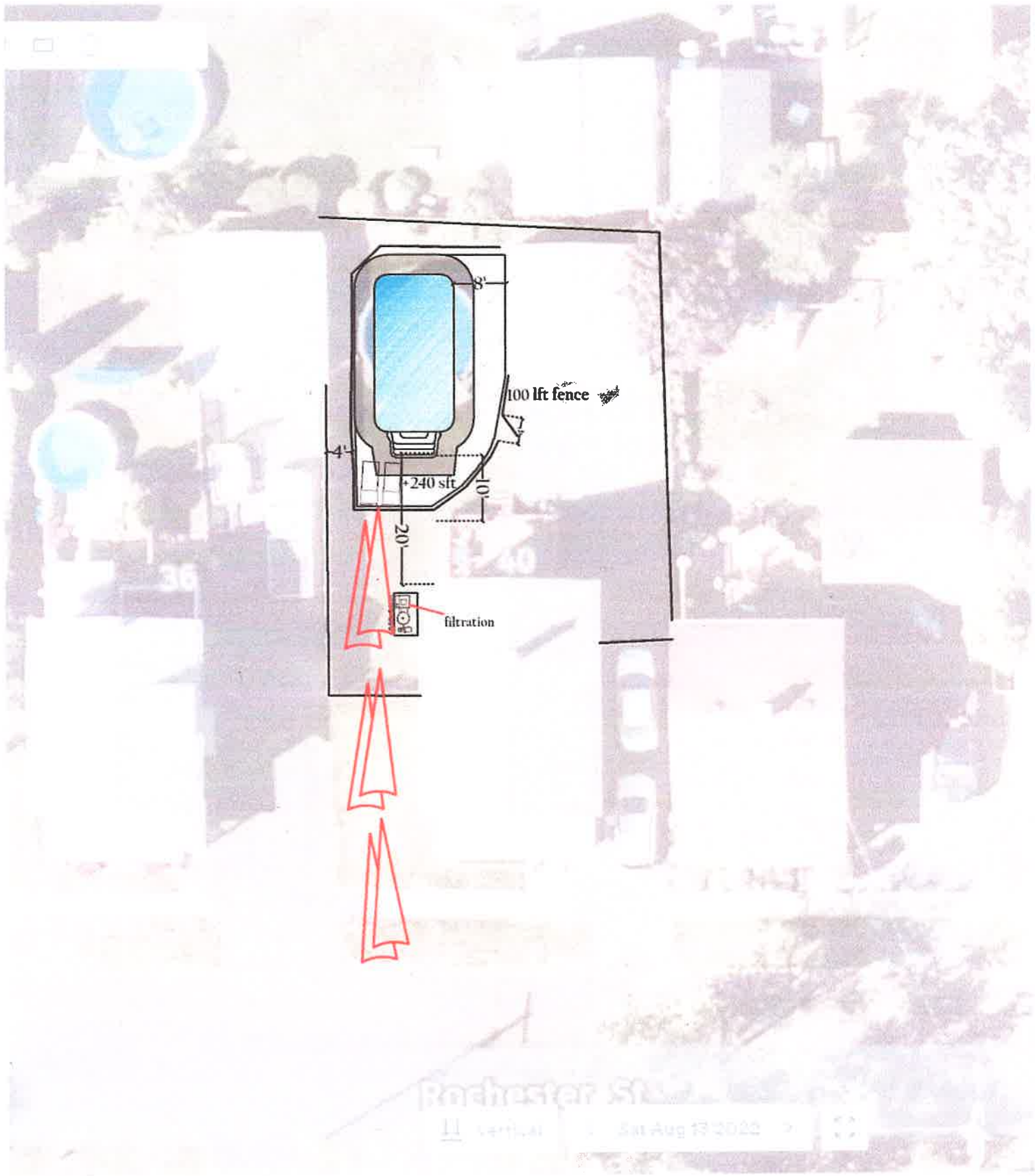
M&P REF:
FILED IN N.C.C.O.
UNDER COVER NO
185, NOW IN BK.
11 OF MEM'S AT
PGS 1039 AND
1040.

STEPHEN S. SUIA & ASSOCIATES ©

Developers • Surveyors • Planners • Architects
2808 Niagara Falls Blvd., Niagara Falls, NY 14304 Phone (716) 694-6103

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

Resurvey MARCH 25, 1991	Survey of Part of lot Town of County of	SUBLOTS 52 & 53 Section City of LOCKPORT NIAGARA	M.C. Range New York	Date AUGUST 29, 1989 Scale 1" = 20' CMB Job. No. 89698
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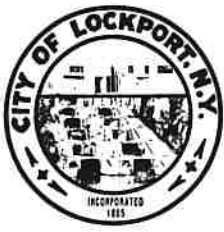


Scale: 1/20" = 1 ft









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. 2302

July 10, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 215 Davison Rd, New York, had been filed by JKU, LLC.

The request is for a variance to erect a 3,146 s.f. addition to the north side of the building situation in a B-1 Zone.

Approval of the application was denied or withheld because the addition will increase the lot coverage to 35%, the addition will be located 17.08' from the north property line and there will be ~~38~~³⁴ parking spaces available.

The City of Lockport Zoning Ordinance allows a maximum 30% lot coverage in a B-1 Zone. The City of Lockport Zoning Ordinance Section 190.90 requires a 20' rear yard setback. The City of Lockport Zoning Ordinance Section 190-111 requires the retail space to have 61 parking spaces.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday July 25, 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: 215 Davison Rd. and 789 Walnut St.

APPLICANT INFORMATION - Apex Consulting Survey Engineering Service
 Agent / Consulting Engineer
NAME: Spalding Hardware/ ADDRESS: 215 Davison Rd.
 JKU LLC
PHONE: (716) 433-7612 Lockport, NY 14094
 CITY STATE ZIP
FAX: (716) 433-7612 E-MAIL: Kitty@spaldingacehardware.com

OWNER INFORMATION
NAME: Spalding Hardware/ ADDRESS: 215 Davison Rd.
 JKU LLC
PHONE: (716) 433-7612 Lockport, NY 14094
 CITY STATE ZIP
FAX: _____ E-MAIL: Kitty@spaldingacehardware.com

RELATIONSHIP OF APPLICANT TO PROPERTY: Same
 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.)

215 Davison Rd. has been the location of Spalding Hardware Store for over 65 years. Ulrich Family has owned it since 1956. 789 Walnut St. has been owned by Family for over 30 years

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

3,146 SF Addition to retail Ace Hardware Store
The addition will be used for retail merchandise store expansion and reconfiguration. Other business location Standish Jones was recently sold therefore additional store area required.

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)

Requesting 2 Area Variances (Lot Coverage and Parking)
Per Ordinance Lot Coverage Max. 30% requesting 35% with addition and removal of existing house. Existing parking lot has 38 spaces which is the same number available since 1996.
Required with 12,200 SF retail space is 61. The adjacent properties are all zoned R1 so additional land not available to expand parking lot or area available for lot coverage adjustment

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

Existing parking lot 38 spaces has existed since 1996 Addition and parking lot reconfiguration so
Existing building area has been in existence since 1996.
The addition adds 25% more space but existing house is to be removed so net change is only 2000 SF or 15% overall. The overall character change is minimal due to the minor additional building area.

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.

Kathryn M. Ulrice
Signature (Applicant)

6/30/2023
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.

Kathryn M. Ulrice
Signature (Owner)

6/30/2023
Date

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information		
Name of Action or Project: Spalding Hardware 3146SF Store Addition		
Project Location (describe, and attach a location map): 215 Davison Rd. & 789 Walnut St. Lockport, NY		
Brief Description of Proposed Action: • 3146SF Store Addition to existing Ace Hardware Retail Store • Removal of existing structure on 789 Walnut St. • Misc. site work (grading).		
Name of Applicant or Sponsor: Spalding Hardware	Telephone: (16) 433-8155	E-Mail: kitty@spaldingacehardware.com
Address: 215 Davison Road		
City/PO: Lockport	State: NY	Zip Code: 14094
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? 1.018 acres b. Total acreage to be physically disturbed? 0.10 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.018 acres		
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input checked="" type="checkbox"/> Parkland		

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: <u>Building Design Systems will comply with current NSECC</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <u>Existing service to be retained</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>Existing service to be retained</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?			
If Yes, briefly describe: <u>Roof drainage will be connected to existing catchbasin on property</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Apex Consulting Survey & Engineering Services PC Applicant/sponsor name: Timothy W. Arlington, PE Date: 6/28/2023 Signature: Timothy W. Arlington		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT

SITE PLAN REVIEW/ZONING REFERRAL FORM



Niagara County Planning Board
Vantage Center – Suite One
6311 Inducon Corporate Drive
Sanborn, NY 14132

For Use By NCPB
Received _____
Case No. _____
Returned _____

REFERRING MUNICIPALITY City of Lockport

Referring Officer: Jason Dool Title: Sr. Building Inspector
Telephone: (716) 439-6751 / (716) 439-6754 Fax Number: (716) 439-6605
Mailing Address: City of Lockport City Hall
One Locks Plaza Lockport, NY 14094
Signature: _____ Date: July 5, 2023
Public Hearing Date: 7/25/2023 & 8/7/2023 Time: 5PM Location: Lockport City Hall

** Please note, the NCPB recommendation will be sent back to the Referring Officer.

APPLICANT: Spalding Hardware Phone: (716) 433-8155
Address or Location of Proposal: 215 Davison Rd & 789 Walnut St. Lockport
Size of Parcel: 1.01 Ac. Existing Zoning: B1 Neighborhood Business
Proposed Use: 3,146 SF Addition

** If applicant would like a copy of the NCPB recommendation please list fax number: (716) 439-0189

PROPOSED ACTION (check all that apply) *

- | | | |
|---|--------------------------------------|--|
| <input checked="" type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Text | <input type="checkbox"/> Comprehensive |
| <input type="checkbox"/> Use Variance | Amendment | Plan |
| <input type="checkbox"/> Special Permit | <input type="checkbox"/> Zoning Map | <input type="checkbox"/> Other |
| | Amendment | _____ |
| <input checked="" type="checkbox"/> Site Plan | | _____ |
| Review | <input type="checkbox"/> New Zoning | |
| | Ordinance | |

* Applicants should contact the Niagara County Department of Economic Development at (716) 278-8750 to see if a representative should be present at the meeting to answer questions.

This referral is forwarded to your office for review in compliance with Sections 239-1 and 239-m of Article 12-B of New York State's General Municipal Law. The property affected is within 500 feet of the boundary of a (check all that apply):

- ☐ City, Town, Village
- ☐ State or County Land with Public Building
- ☒ Existing or Proposed Park or Recreation Area
- ☐ Existing or Proposed State or County Parkway, Road or Highway, or County-owned Drainage Channel.
- ☐ Farm operation located in an Agricultural District (except for area variances)

DEADLINE

All completed referrals must be received by close of business on Friday, six business days preceding the 3rd Monday of each month. LATE REFERRALS WILL BE REVIEWED BY THE NIAGARA COUNTY PLANNING BOARD THE FOLLOWING MONTH.

REQUIRED ENCLOSURES

The Niagara County Planning Board requires adequate information upon which to make its decision. The zoning referral form will not be accepted unless all the following information is submitted (please check that all items are included):

- ☐ Adequate written description of proposal
- ☒ Sketch Plan, Survey, Plats or Site Plans of the property affected showing: property boundaries, any existing and proposed structures, landscaping, traffic access patterns, parking arrangements, walls, fences or other buffers, existing and proposed signs. Drawings must be properly dimensioned and drawn to scale.
- ☒ SEQR Environmental Assessment Form (EAF)
- ☒ For variances, indicate specific changes from local code being requested:
- Area Variance Lot Coverage 35% vs. 30%
 - Parking Spaces 38 existing vs. 60 required

NCPB ACTION

Case No. _____

The Niagara County Planning Board has reviewed the proposal(s) and makes the following recommendations and comments:



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. 2303

July 10, 2023

«AddressBlock»

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 327 High Street, New York, had been filed by Chase Commons, LLC.

The request is for a variance to amend Variance Case No. 2288 by increasing the total amounts of units to 51 with 26 efficiency units under 600 square feet situated in an R-1 Zone.

Approval of the application was denied or withheld because multi-unit dwellings are not a permitted use in an R-1 Zone and 26 of the units will be under 600 square feet.

The City of Lockport Zoning Ordinance allows multi-unit dwellings in R-3, B-2, B-3 and B-4 zones and requires a dwelling unit to have a minimum 600 square feet of living space.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday July 25, 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 (2)

☐ 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: 305-327 High St.

APPLICANT INFORMATION

NAME: Chase Commons LLC ADDRESS: 8525 Porter Rd.
PHONE: () Niagara Falls, NY 14304
FAX: E-MAIL: massaro@mlkrealty.net
CITY STATE ZIP

OWNER INFORMATION

NAME: Dominic Massaro ADDRESS: 8525 Porter Rd.
PHONE: () Niagara Falls, NY 14304
FAX: E-MAIL: dmassaro@massarogroup.com
CITY STATE ZIP

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:

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)



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 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.

City of Lockport Zoning Board of Appeals Application

Applicant Responses:

Brief History of Property: Since at least 1959, 305-327 High Street has operated as an assisted living facility. Known as the Presbyterian Home, the 4.5acre parcel (consisting of four interconnected buildings) comprises nearly 40,000 square feet of space. Two of the buildings (the Chase-Crowley-Keep House and the Chase-Hubbard-Williams House), built in the 1850’s and 1870’s respectively, are on the National Register of Historic Places. Chase Commons, LLC. purchased the property from Beechwood Homes in April of 2023.

Description of Proposed Action: Chase Commons, LLC. is proposing to convert the property into a market-rate apartment operation. Internal conversions of preexisting individual dwelling units will take place across all four buildings. We now anticipate this conversion to yield a total of 51 rental units, which will include a mix of studio, 1-bedroom, and 2-bedroom apartments. The conversion should take approximately 15 to 18 months and will be completed in two phases. The first phase will encompass the “New House” and “New Cottage” buildings and will yield 29 units. The second phase will encompass the “Keep” and “Williams” houses and will yield an estimated 22 units. Upon completion of both phases, leasing and property management services at the property should employ approximately 10 people.

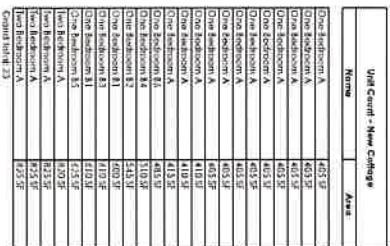
Description of Hardship (Area Variance): At the December 21, 2022 meeting of the City of Lockport Zoning Board of Appeals, in regards to Case No. 2288, a resolution allowing a 50-unit apartment house, inclusive of 12 efficiency units smaller than 600sqft, at 305-327 High Street was adopted. Chase Commons, LLC. is now requesting an Area Variance to include 26 efficiency units in its 51-unit redevelopment plan of 305-327 High Street. The efficiency units will range in size between 405 and 590 square feet. At the present time, the City of Lockport Building Code stipulates a minimum rental dwelling size of 600sqft. The “New Cottage” building currently has a floorplate with 28 predefined dwelling units measuring approximately 400sqft, complete with a bedroom, full bathroom, and living area. We are proposing to keep 12 of these preexisting dwelling units intact, thereby substantially reducing the overall cost of the conversion. If we were to combine all the “New Cottage” preexisting units into larger units (at least 600sqft) the conversion costs, due to the added demolition and repair, would be prohibitive and render our redevelopment efforts financially unviable. As part of the overall conversion plan, we are currently projecting an additional 14 units, across all four buildings, to measure slightly under the 600sqft threshold.

Having developed efficiency units at other properties in the past, we can attest to the ready demand for this type of rental product. Certain tenants don’t need (or want) much personal living space. Their busy lives require them to be away from their apartments often. These tenants also typically take advantage of a property’s common amenities (i.e., fitness facilities, clubhouses, game rooms, etc.), which limits their need/desire to remain in their individual units for extended periods of time. Chase Commons hopes to accommodate this market trend in rental housing by offering a certain number of efficiency units along with an adequate number of common amenities for our tenants to enjoy.


Since Case No. 2288 was considered in December of 2022, our architects have determined that one additional unit can be attained through the conversion. Chase Commons would obviously like to

endeavor to bring this one additional unit to market as it makes the overall project that much more scalable. We can now potentially amortize our costs over one additional unit.

The requested Area Variance to configure and rent individual dwellings units under 600sqft should not alter the character of the larger neighborhood or impact adjacent properties since these units will be confined to the existing building footprints. Also, the additional one unit (bringing the total unit count to 51) from our previous application will not negatively impact the surrounding properties. The property previously housed a 52-bed assisted living facility. No changes to the property's exterior will result from the granting of the Area Variance.



☐ Amenity

- 
- Studio

[illegible]

888 803 5365

IBC Engineering, PC
2495 Main Street
Tri-Main Center, Suite 318
Buffalo, NY 14214
716.836.2315
716.836.2319



Chase Commons, LLC
327 High Street
Lockport, NY 14094



Revisions

[illegible]

New Cottage Unit Plan

Project Number:	155
Sheet Number:	

P-001



Program

- Amenity
- One Bedroom A
- One Bedroom B
- One Bedroom B1
- One Bedroom B2
- One Bedroom B3
- One Bedroom B4
- One Bedroom B5
- One Bedroom B6
- One Bedroom B7
- One Bedroom B8
- One Bedroom B9
- Studio
- Two Bedroom
- Two Bedroom A
- Two Bedroom B

Unit Count - New House	
Unit	Area
One Bedroom B1	565 SF
One Bedroom B2	620 SF
One Bedroom B3	620 SF
One Bedroom B4	620 SF
One Bedroom B5	620 SF
One Bedroom B6	620 SF
One Bedroom B7	620 SF
One Bedroom B8	620 SF
One Bedroom B9	620 SF
Two Bedroom A	1020 SF
Two Bedroom B	1020 SF

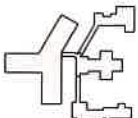


ELEVA Architecture
15 Cobblestone Ct
Oxnard, CA 91320
805.863.5248

IBC Engineering, PC
2455 South Street
Burlington, VT 05401
714.341.2315



**Chase Commons
Redevelopment**
Chase Commons, LLC
327 High Street
Lockport, NY 14094



PERMIT SET

06.29.2023

Revisions	
#	Description

New House Unit Plans

Project Number: 155.02
Sheet Number: **P-002**



Amenity

- Two Bedroom A
- Two Bedroom B

Unit Count - Keep House	
Name	Area
Grn Bedroom A	423 SF
Staircase	413 SF
5thbed	443 SF
Staircase	505 SF
Grn Bedroom B	390 SF
Grn Bedroom B	493 SF
Grn Bedroom B	493 SF
Living Room	1063 SF

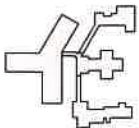


888 883 5363

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716.836.2315
716.836.2319



Chase Commons, LLC
327 High Street
Lockport, NY 14094



PERMIT SET

06.29.2023

[illegible]

Keep House Unit Plans:

Project Number: 155-02

P-003

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE ADJUT INFORMATION FROM THE TITLE AND IS SUBJECT TO ANY INFORMATION OBTAINED FROM THE RECORDS OF THE SURVEY.

NOTE: ONLY PARTS OF THIS SURVEY HAVE BEEN THE ORIGINAL AND SUBMITTED WITH THE SURVEYORS FOR THE STATE OF NEW YORK.

NOTE: THIS SURVEY IS SUBJECT TO RECORDS AND RECORDS OF THE STATE OF NEW YORK.

SCALE NUMBER: 100' = 1" - 3/4"

APPEX CONSULTING
SURVEY & ENGINEERING SERVICES, P.C.
102 EAST AVENUE, JOHNSBURGH, NEW YORK 14094
PHONE: (716) 456-0000 FAX: (716) 456-0001

6/17/2022 RESURVEY OF 307 HIGH STREET (S.E.L. 100' = 1" - 3/4" - 408
WASHINGTON STREET (S.E.L. 100' = 1" - 3/4" - 411) WASHINGTON STREET (S.E.L. 100' = 1" - 3/4" - 412)
WASHINGTON STREET (S.E.L. 100' = 1" - 3/4" - 413) AND SURVEY OF 415 WASHINGTON STREET (S.E.L. 100' = 1" - 3/4" - 414)

SURVEY OF PART OF LOTS 7 AND 8, SECTION 14,
TOWNSHIP 14 N., RANGE 14 E., COUNTY OF WASHINGTON,
STATE OF NEW YORK.



CLARENCE JAMES HOGAN, L.S.
S.E.L. 100' = 1" - 3/4" - 408

