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

August 7, 2023

Megan Brewer

AGENDA

Please be advised that there are (5) five items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, August 22, 2023 at 5 P.M.

1. Branden Bower. 12 Juniper Street. Request to remove the existing 10' x 16.5' roof covering over the deck and erect a 10' x 16.5' roof covering situated in an R-2 Zone. (Area-2.44' east line)

2. Kristin & Steve Secord. 109 Independence Dr. Request to install a 14' x 28' inground pool situated in an R-1 Zone. (Area-lot coverage 21.3%)

3. Fortress Hill, LLC. 116 & 120 Main Street. Request to utilize a 22-parking space covered parking area for the multi-use, multi-dwelling buildings situated in a B-2 Zone. (Area-22 spaces, need 60)

4. Andrew Perilli. 55 Independence Drive. Request to erect a 16' x 27' covered deck on the rear of the house situated in an R-1 Zone. (Area-lot coverage 23%)

5. Dennis Stachera. 24 Regent Street. Request to remove and replace the 18.5' x 20.5' detached garage situated in an R-1 Zone. (Area-30% lot coverage, area-1.82' east line, area-2.98' south line)

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

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Fax (716) 439-6605

NOTICE OF PUBLIC HEARING

Case No. 2304 August 7, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 12 Juniper Street, New York, had been filed by Branden Bower.

The request is for a variance to remove the existing 10' x 16.5' roof covering over the deck on the rear of the house and erect a 10' x 16.5' roof covering situated in an R-2 Zone.

Approval of the application was denied or withheld because the roof covering will be located 2.44' from the east property line.

The City of Lockport Zoning Ordinance require a minimum 10' side yard setback in an R-2 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday August 22, 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

2324

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: 12 Juniper St

APPLICANT INFORMATION

NAME: Branden Bower ADDRESS: 12 Juniper Street

PHONE: 716-430-5809 Lockport NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: _____

OWNER INFORMATION

NAME: Branden Bower ADDRESS: Same as above

PHONE: _____ "
CITY STATE ZIP

FAX: _____ E-MAIL: _____

RELATIONSHIP OF APPLICANT TO PROPERTY:

___ CONTRACT PURCHASER ___ CONTRACTOR X OTHER

___ ARCHITECT/ ENGINEER ___ LESSEE

OFFICE USE ONLY

RECEIVED BY: _____ DATE.TIME RECEIVED: _____

FEE AMOUNT: _____ CHECK/MONEY ORDER#: _____

ZONING: _____ FEE TRANSMITTAL DATE: _____

AGENDA DATE: _____ DEADLINE DATE: _____

COUNTY TAX MAP IDENTIFICATION NUMBER: _____

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

owned house for 2 years and Deck is Rotten

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

my wife & I replaced old rotten Deck with new lumber

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)

my existing home is to close to Property line

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

Serpional members have similar situations

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)

_____ 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)

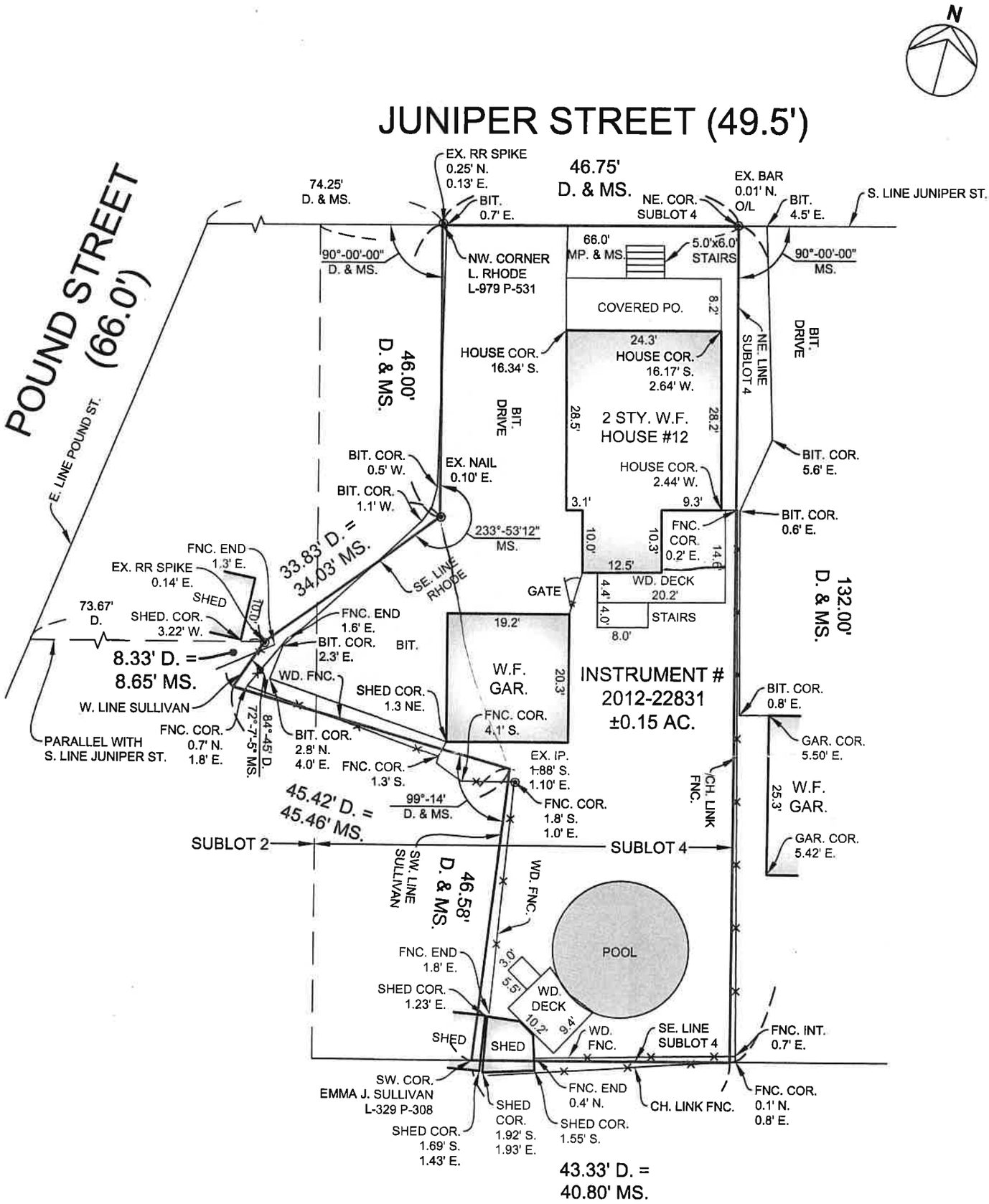
7/26/23 Date

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.

DRAWING NAME
57.045

LEGEND:
AC. = ACRES
APPROX. = APPROXIMATE
AVE. = AVENUE
BIT. = BITUMINOUS
CB = CATCH BASIN
CH. = CHAIN
CONC. = CONCRETE
COR. = CORNER
C.T.V. = CABLE TV BOX
℄ = CENTERLINE
D. = DEED
DIA. = DIAMETER
DIST. = DISTANCE
E. = EAST
EJB = ELECTRICAL JUNCTION BOX
ENC. = ENCROACHMENT
ESMT. = EASEMENT
EX. = EXISTING
FNC. = FENCE
GAR. = GARAGE
IP. = IRON PIPE
L = LIBER
MH = MANHOLE
MP. = MAP
MS. = MEASURED
N. = NORTH
O/H = OVERHEAD
O/L = ON LINE
PO. = PORCH
PP = POWER POLE
P = PAGE
PL = PROPERTY LINE
PAV'T = PAVEMENT
RD. = ROAD
S. = SOUTH
ST. = STREET
STY. = STORY
TJB = TELEPHONE JUNCTION BOX
TYP. = TYPICAL
W. = WEST
W/ = WITH
WD. = WOOD
W.F. = WOODFRAME



THIS SURVEY REFERENCES AN ABSTRACT OF TITLE BY CHICAGO TITLE INSURANCE COMPANY, SEARCH NUMBER 121500807, DATED JUNE 22, 2012

SURVEY OF
PART OF SUBLOTS 2 & 4
BOOK 11 OF MICROFILMED
MAPS AT PAGE 1002

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

wendel
Centerpointe Corporate Park * 375 Essjay Road, Suite 200
Williamsville, New York 14221
PHONE: 716.688.0766 FAX: 716.625.6825
WEBSITE: www.wendelcompanies.com
Wendel WD Architecture, Engineering, Surveying and Landscape Architecture P.C.

PART OF LOT 6	SEC. 14	TWP. 14	RNG. 6
OF THE HOLLAND LAND COMPANY'S SURVEY			
CITY LOCKPORT	PROJ. NO. 2963-21-57/045		
COUNTY NIAGARA, NY	TAX ID No. 109.11-4-17	SCALE 1"=20'	
CREW VEL	DWN. JSG	CHK. GJK	DATE 6/18/2021

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. 2305 August 7, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 109 Independence Dr, New York, had been filed by Kristin & Steve Secord.

The request is for a variance to install a 14' x 28' inground pool situated in an R-1 Zone.

Approval of the application was denied or withheld because the pool installation will increase the lot coverage to 21.3%.

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 August 22, 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: 109 Independence Dr

APPLICANT INFORMATION

NAME: Steve Secord ADDRESS: 109 Independence Dr

PHONE: 716 438 2796 Lkpt NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: ssecord25@hotmail.com

OWNER INFORMATION

NAME: Steve Secord ADDRESS: 109 Independence Dr

PHONE: 716 438 2796 Lkpt NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: ssecord25@hotmail.com

RELATIONSHIP OF APPLICANT TO PROPERTY:

___ CONTRACT PURCHASER ___ CONTRACTOR X OTHER

___ ARCHITECT/ ENGINEER ___ LESSEE

OFFICE USE ONLY

RECEIVED BY: _____ DATE.TIME RECEIVED: _____

FEE AMOUNT: _____ CHECK/MONEY ORDER#: _____

ZONING: _____ FEE TRANSMITTAL DATE: _____

AGENDA DATE: _____ DEADLINE DATE: _____

COUNTY TAX MAP IDENTIFICATION NUMBER: _____

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

I have owned and lived at this property for over 20 years

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

Insallation of inground swimming pool.

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)

I would like to add some extra concrete so we can have 4 lounge chairs at the entrance of the pool

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

It is in my backyard and it will not impact any neighbors

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.

M. W 7.18.23

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.

3505

CITY OF LOCKPORT
BUILDING INSPECTION DEPARTMENT

ONE LOCKS PLAZA **PHONE-439-6754** **FAX-439-6605**

BUILDING PERMIT APPLICATION FOR POOL

Job Location: 109 Independence Date: 7/17/2023

Owner: Kristin & Steve Secord Address (if different): ssecord25@hotmail ksecord25@hotmail

Phone: 930-4050 City: Zip: 14094

Construction Cost: 61,000.

Contractor(s): JLB Installations dba Pacific Pools

Pool Type: ✓ In ground ____ Above ground

Pool Height: ____ Diameter: ____ Length & Width 14X28'

Alarm Type Installed: Pool Patrol, Pool Guard or Equiv.

Please Attach the Following:

- ✓ Property Survey that is current and accurate
- ✓ Locations of the proposed structures
- ✓ Setback dimensions (front, rear, and all sides)
- ✓ Pool enclosures specifications (if necessary)
- ✓ Locations of electrical outlets & wiring

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

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

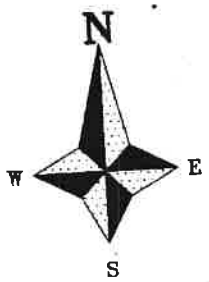
Owner/ Applicant Signature: DocuSigned by: Kristin Secord DocuSigned by: Steve Secord C9F205DC9732469... 5ED0B129DB0F4C5... Date: 7/6/2023

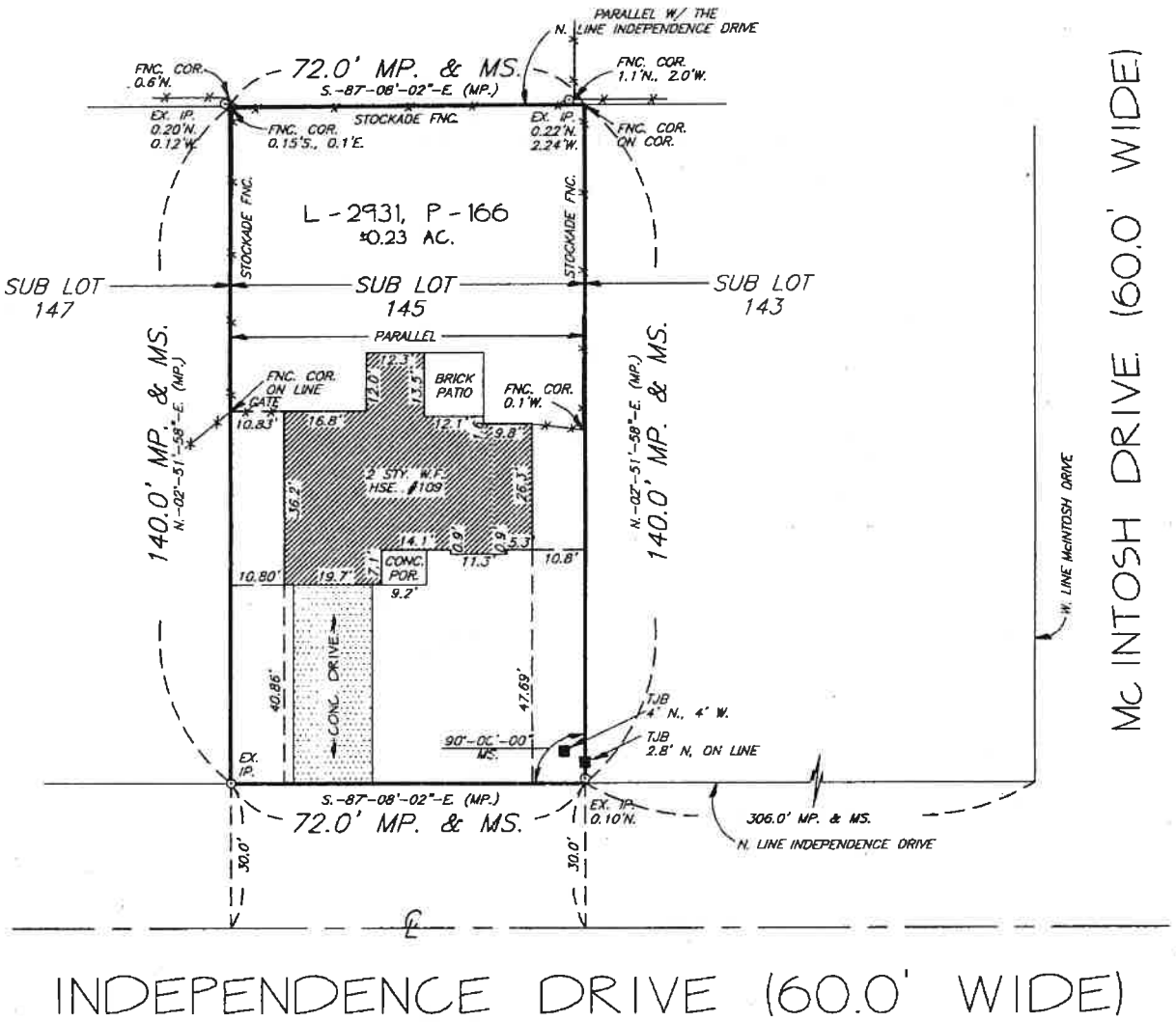
WATER CANNOT BE PLACED IN A POOL PRIOR TO THE ERECTION OF PERMANENT ENCLOSURE OR TEMPORARTY ENCLOSURE APPROVED BY THE BUILDING DEPARTMENT. POOLS CANNOT BE USED PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE...

BOX 2000 DISK 10
DRAWING NAME:
MUSC004

ASP.=ASPHALT	CONC.=CONCRETE	EX.=EXISTING	MAG.=MAGNETIC	O/H=OVERHEAD	S.=SOUTH. W.F.=WOOD FRAME
BIT.=BITUMINOUS	COR.=CORNER	E.=EAST	MH.=MANHOLE	O/L=ON LINE	TJB.=TELEPHONE JUNCTION BOX
CH.=CHAIN	℄=CENTERLINE	FNC.=FENCE	MP.=MAP	POR.=PORCH	WD.=WOOD
CLR.=CLEAR	D.=DEED	HSE.=HOUSE	MS.=MEASURED	PP.=UTILITY POLE	W.=WEST

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY CHANGES THAT AN EXAMINATION OF SUCH MAY REVEAL.





NOTES:

-ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

-UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

-CADD DRAWING: DO NOT REVISE MANUALLY

-MAP REFERENCE:

BOOK 47 OF MICROFILMED MAPS AT PAGE 4584

Russell A. Bier

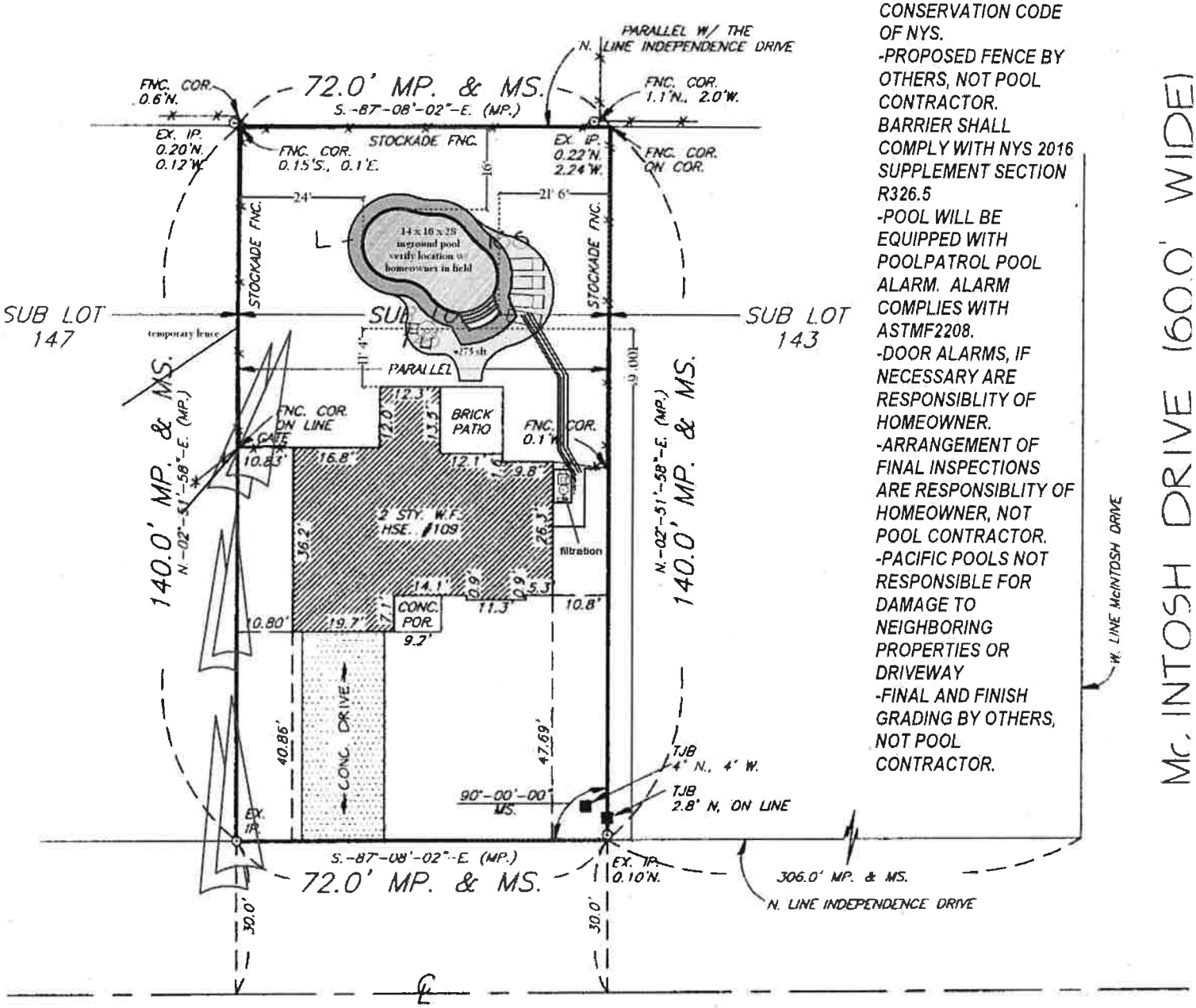
WENDEL
TOWNE SQUARE 6417 DYSINGER ROAD LOCKPORT, NEW YORK 14094
PHONE: 716-433-5993 716-625-8228 FAX: 716-433-7604

PART OF LOT	3	SEC.	14	TWP.	14	RNG.	6
OF THE HOLLAND LAND COMPANY'S SURVEY							
CITY	LOCKPORT			PROJECT NO.	2000S-70-004		
COUNTY	NIAGARA, NY			SCALE	1" = 30'		
CREW	JMG/RES	DWN.	CGH	CHK	DLB	DATE	3-22-2000

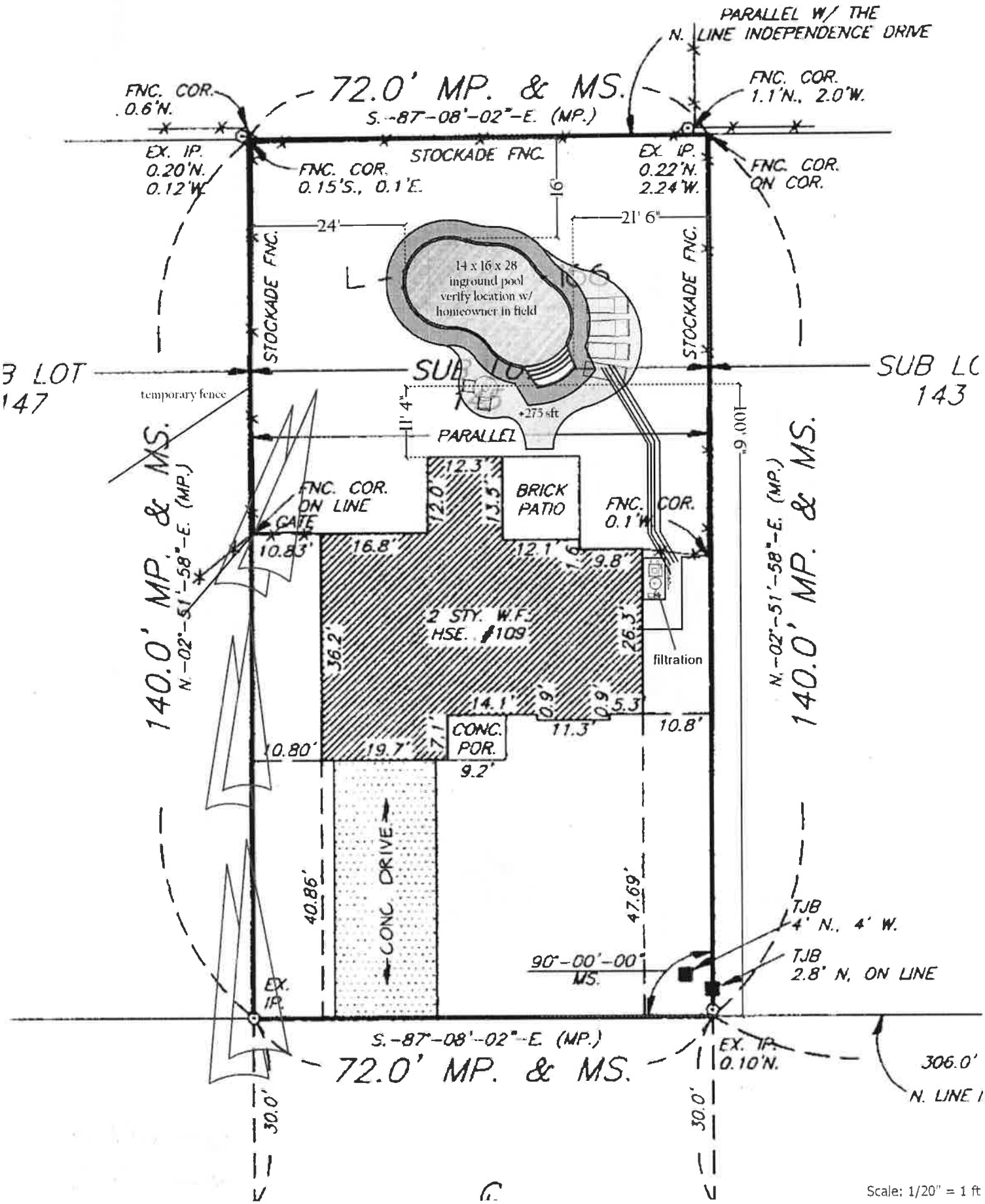
NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY CHANGES THAT AN EXAMINATION OF SUCH MAY REVEAL.

N
W E
S

-POOL COVER WILL COMPLY WITH 403.9.3 OF THE ENERGY CONSERVATION CODE OF NYS.
-PROPOSED FENCE BY OTHERS, NOT POOL CONTRACTOR. BARRIER SHALL COMPLY WITH NYS 2016 SUPPLEMENT SECTION R326.5
-POOL WILL BE EQUIPPED WITH POOLPATROL POOL ALARM. ALARM COMPLIES WITH ASTMF2208.
-DOOR ALARMS, IF NECESSARY ARE RESPONSIBLITY OF HOMEOWNER.
-ARRANGEMENT OF FINAL INSPECTIONS ARE RESPONSIBLITY OF HOMEOWNER, NOT POOL CONTRACTOR.
-PACIFIC POOLS NOT RESPONSIBLE FOR DAMAGE TO NEIGHBORING PROPERTIES OR DRIVEWAY
-FINAL AND FINISH GRADING BY OTHERS, NOT POOL CONTRACTOR.



ave 127. sf
amend 2.016
Scale: 1/30" = 1 ft
~~Ho~~ WRd 2143.92


PARALLEL W/ THE
N. LINE INDEPENDENCE DRIVE
72.0' MP. & MS.
S.-87°-08'-02"-E. (MP.)
FNC. COR.
0.6'N.
FNC. COR.
1.1'N., 2.0'W.
EX. IP.
0.20'N.
0.12'W.
FNC. COR.
0.15'S., 0.1'E.
STOCKADE FNC.
EX. IP.
0.22'N.
2.24'W.
FNC. COR.
ON COR.
16'
24'
21' 6"
14 x 16 x 28
inground pool
verify location w/
homeowner in field
STOCKADE FNC.
STOCKADE FNC.
SUB LOT
147
SUB LOT
143
temporary fence
+275 sft
11' 4"
PARALLEL
100' 6"
140.0' MP. & MS.
N.-02°-51'-58"-E. (MP.)
140.0' MP. & MS.
N.-02°-51'-58"-E. (MP.)
FNC. COR.
ON LINE
GATE
10.83'
12.3'
12.0'
13.5'
BRICK
PATIO
FNC. COR.
0.1'W.
16.8'
12.1'
1.6'
9.8'
2 STY. W.F.
HSE. #109
36.2'
26.3'
filtration
14.1'
0.9'
0.9'
5.3'
11.3'
10.8'
7.1'
CONC.
POR.
9.2'
10.80'
19.7'
CONC. DRIVE
40.86'
47.69'
TJB
4' N., 4' W.
TJB
2.8' N. ON LINE
90°-00'-00"
MS.
EX.
IP.
S.-87°-08'-02"-E. (MP.)
EX. IP.
0.10'N.
72.0' MP. & MS.
306.0'
N. LINE
30.0'
30.0'
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. 2306

August 7, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the properties at 116 & 120 Main Street, New York, had been filed by Fortress Hill, LLC.

The request is for a variance to utilize a 22-parking space covered parking area for the multi-use, multi-dwelling buildings situated in a B-2 Zone.

Approval of the permit application was denied or withheld because there will only be 22 parking spaces on site for thirty apartment units.

The City of Lockport Zoning Ordinance requires two parking spaces per dwelling unit.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday August 22, 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: 116 Main St. & 120 Main St.

APPLICANT INFORMATION

NAME: Fortress Hill LLC ADDRESS: 500 Seneca St., Suite 508

PHONE: (716) 908-8322 Buffalo, New York 14024
CITY STATE ZIP

FAX: N/A E-MAIL: robs@savarinocompanies.com

OWNER INFORMATION

NAME: See Attached ADDRESS: _____

PHONE: _____ _____
CITY STATE ZIP

FAX: _____ E-MAIL: _____

RELATIONSHIP OF APPLICANT TO PROPERTY:

X 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.)

See Attached

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

See Attached

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)

See Attached

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

See Attached

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.

R.C.

Signature (Applicant) — August 2, 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.

See Attached

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.

Attachment A

Authorization Letter

AUTHORIZATION

E.A. Granchelli, Developer LLC, as the record owner of 116 Main Street and 120 Main Street in the City of Lockport ("Project Site") I hereby authorize Savarino Companies and their affiliates and consultants to seek the approvals and permits required for the city of Lockport as well as involved in interested agencies for the development of the project site as a mixed-use residential project.

Date: July 26, 2023

By: Kelli R. Alaimo, as agent

Print Name: Kelli R. Alaimo, as agent

Attachment B

Responses to ZBA Application

BRIEF HISTORY OF THE PROPERTY

The two commercial structures (116-120 Main Street) make up the redevelopment project site. 116 Main Street is the former Regency Tower, also known as the Farmers & Mechanics Savings Bank "F&M" Building which was constructed in 1905. The six-story structure has had many commercial uses over the years including retail, offices, stock rooms, etc. It has stood largely vacant for over three decades. 120 Main Street is a former single-story urban mall that was constructed in 1975 and has been vacant for several years. Both adjoining properties are owned by Granchelli Development of Lockport.

DESCRIPTION OF PROPOSED ACTION

The Action is the proposed redevelopment of both properties into 30 units of apartments and two commercial spaces, each on the first floor. The "Tower" portion will include commercial/retail space and 16 Apartment Units (11 One-Bedroom Units & 5 Two-Bedroom Units). The "Mall" portion will include a commercial/retail space (currently Edward Jones) and 14 Apartment Units (10 One-Bedroom Units & 4 Two-Bedroom Units). The "Mall" portion will also contain 22 covered vehicle parking spaces for residential tenants and related common areas for the redevelopment.

The current code dictates that the 30 Apartment units are subject to a 1:2 parking space ratio, meaning that 60 parking spaces are required. We find that urban infill redevelopment projects of this nature are 1.25 to 1 ratio, meaning that 38 parking spaces will meet the parking demand.

This being said, we will be providing 22 covered parking spaces in the "Mall" portion of the redevelopment project (see Exhibit 1 attached), so therefore, 16 parking spaces need to be accommodated "off-site". In conversation with the City, these 16 spaces can be accommodated in two ways. Firstly, there can be as many as 33 parking spaces created on city-owned land on Frontier Place just south of the redevelopment project site (see Exhibit 2 attached). Secondly, as many as 7 city-owned parking lots are within walking distance to the redevelopment site (see Exhibit 3 attached).

The applicant has requested a parking variance to reduce the required minimum off-street parking by 64% from 60 required spaces to 22 spaces. Given the unit mix being predominately one-unit bedrooms, the walkability of the area, and the availability of on-street parking, the Applicant believes that the variance request is valid and would allow for the redevelopment of long-vacant property in the city's core.

DESCRIPTION OF HARDSHIP

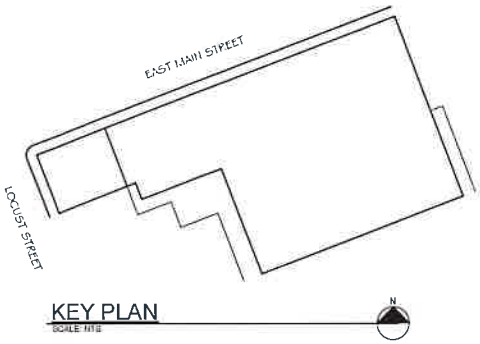
The urban structures currently contain no parking and previous commercial/retail uses relied on street or surface lot parking to accommodate customers. The redevelopment plan, where the end use is much-needed housing in the city's core, must comply with a 2:1 parking ratio and would render the project non-feasible given the high costs of conversion, especially historic conversion, are mitigated by the income from the rental units. The Applicant has carved out 22 covered vehicle spaces in the internal portion of the "Mall" portion but must counter the redevelopment costs with residential units. The redevelopment will not move forward unless the Applicant's Variance request.

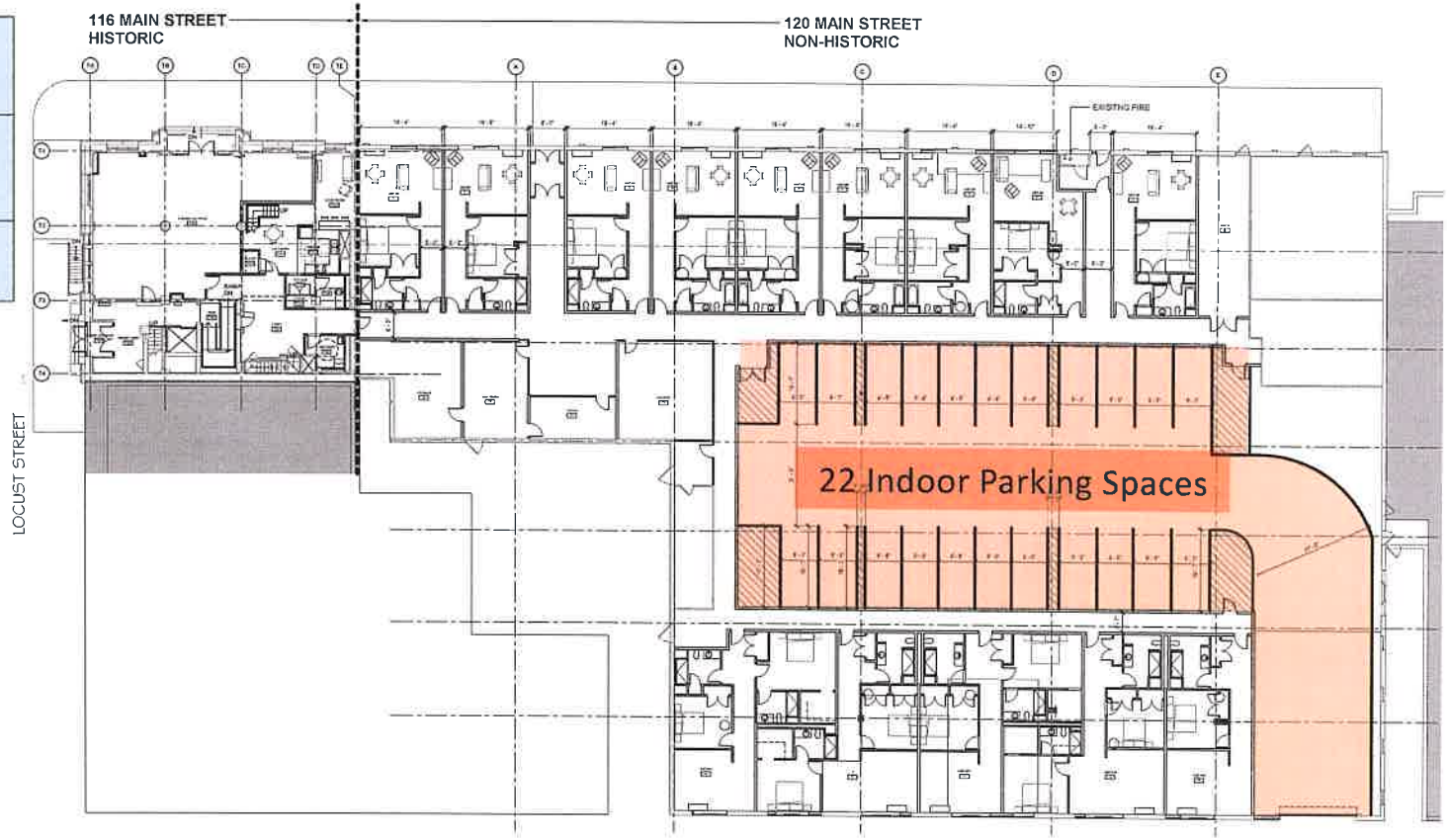
DESCRIBE HOW THE REQUESTED VARIANCE WILL NOT ALTER THE CHARACTER OF THE LARGER NEIGHBORHOOD OR IMPACT ADJACENT PROPERTIES.

The redevelopment project will involve the adaptive reuse of the existing structures and will not have a negative impact on the surrounding area. The project will serve to add vitality to the long-vacant structures and area which has high walkability. 22 vehicle car parks reserved for residential tenants will not be seen by the public.

Exhibit 1

NUMBER OF ONE BEDROOM UNITS (MALL) = 10 NUMBER OF TWO BEDROOM UNITS (MALL) = 4 TOTAL NUMBER OF MALL UNITS = 14
NUMBER OF ONE BEDRROM UNITS (TOWER) = 11 NUMBER OF TWO BEDROM UNITS (TOWER) = 5 TOTAL OF TOWER UNITS = 16
OVERALL TOTAL NUMBER OF UNITS = 30 TOTAL NUMBER OF COVERED PARKING SPACES = 22



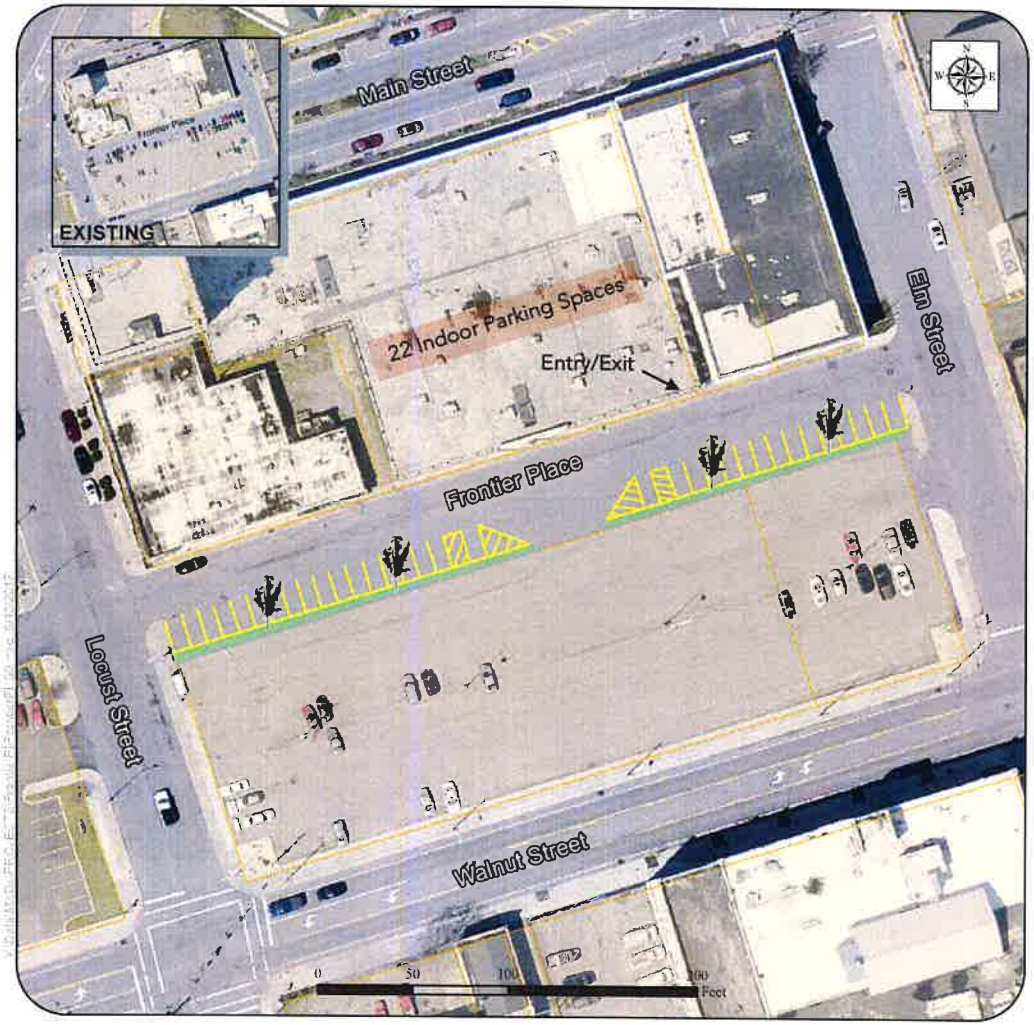


Frontier Place

Exhibit 2

1. Additional Off-Site Parking Proposed

The Applicant requests that the City of Lockport improves the south side of Frontier Place and remove any associated overnight parking ban so this area can be utilized for residents and visitors to the proposed Project. This would create 33+/- additional spaces.



Curb Proposal with 90° Parking
-
Frontier Place

City of Lockport
Niagara County, New York

Legend

- Proposed Parking
- Proposed Curb Feature
- Parcel Boundary

Prepared by:
Engineering Department
September, 2017

Disclaimer: The GIS information contained in this map has been taken from different sources and only shows approximate data. For accuracy, please refer to a professional surveying engineer. The Engineering Department of the City of Lockport is not responsible for missing data or inaccurate location of utilities displayed in this map.

Exhibit 3

2. In Addition, there are Seven (7) City-owned Parking Lots Near the Project Site

Project Site

City-Owned Parking Lot

Attachment C

Description of the Redevelopment Project

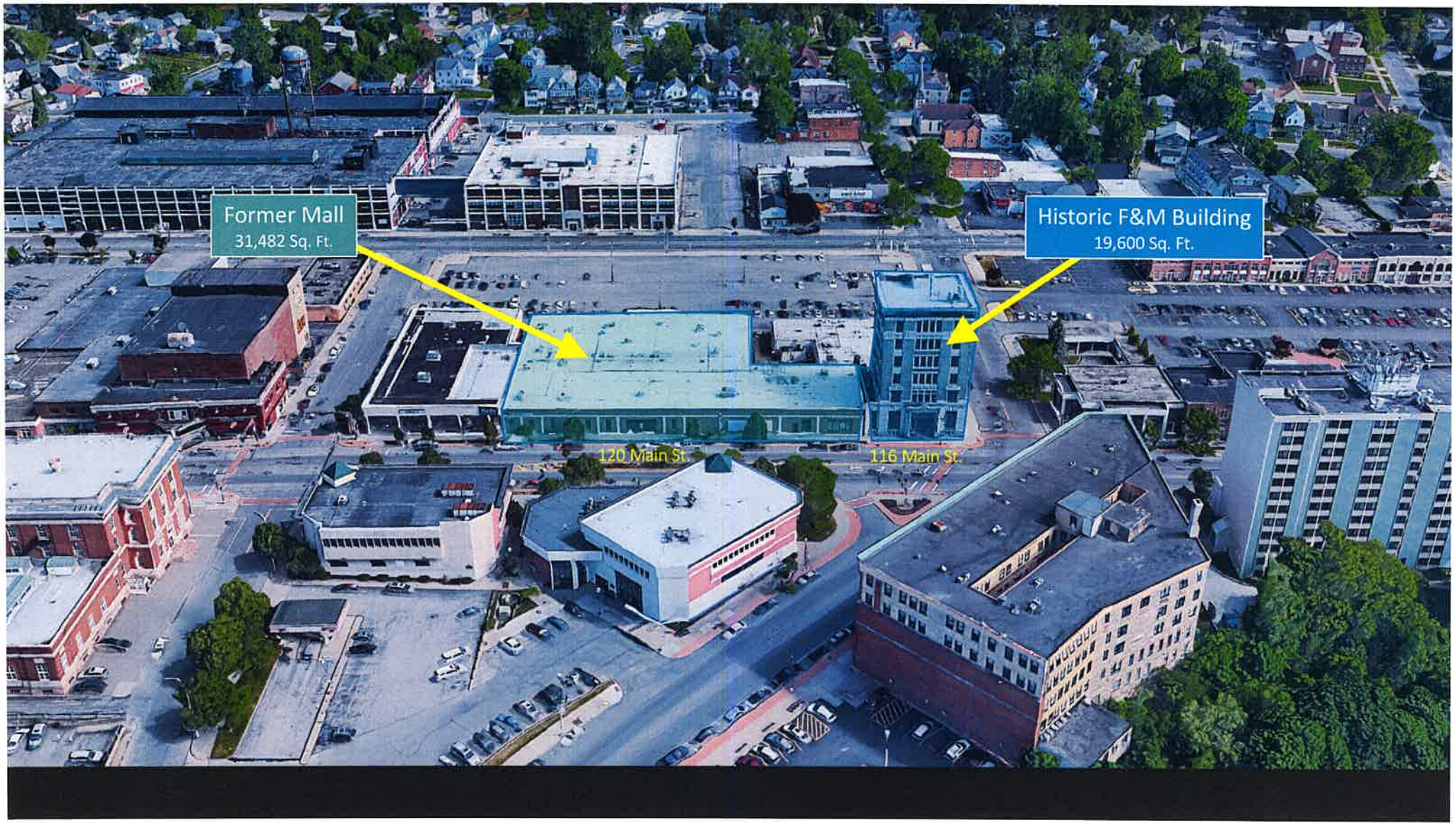
Farmers & Mechanics Building Redevelopment

116-120 Main Street
Lockport, New York

Project Overview

The redevelopment project features a total of 30 apartment units and first floor commercial/retail space and 23 covered parking spaces. It is divided into two main components:

- Historic F&M Building located at 116 Main Street. The City's tallest building, measuring 19,600 sq. ft., and has stood vacant for over 38 years, will be historically preserved and converted into a mixed use-use property featuring first floor commercial space in a mix of 16 apartments units on the top five floors.
- Adjacent Former Mall Building located at 120 Main Street. This vacant, single-story structure, measures 31,482 sq. ft., and will be converted into 14 apartment units, common community space, and indoor parking for residents.


Former Mall
31,482 Sq. Ft.
Historic F&M Building
19,600 Sq. Ft.
120 Main St.
116 Main St.

Construction Start
Estimated to be November 2023

Placed into Service
Estimated to be March 2025

Owner
Fortress Hill LLC

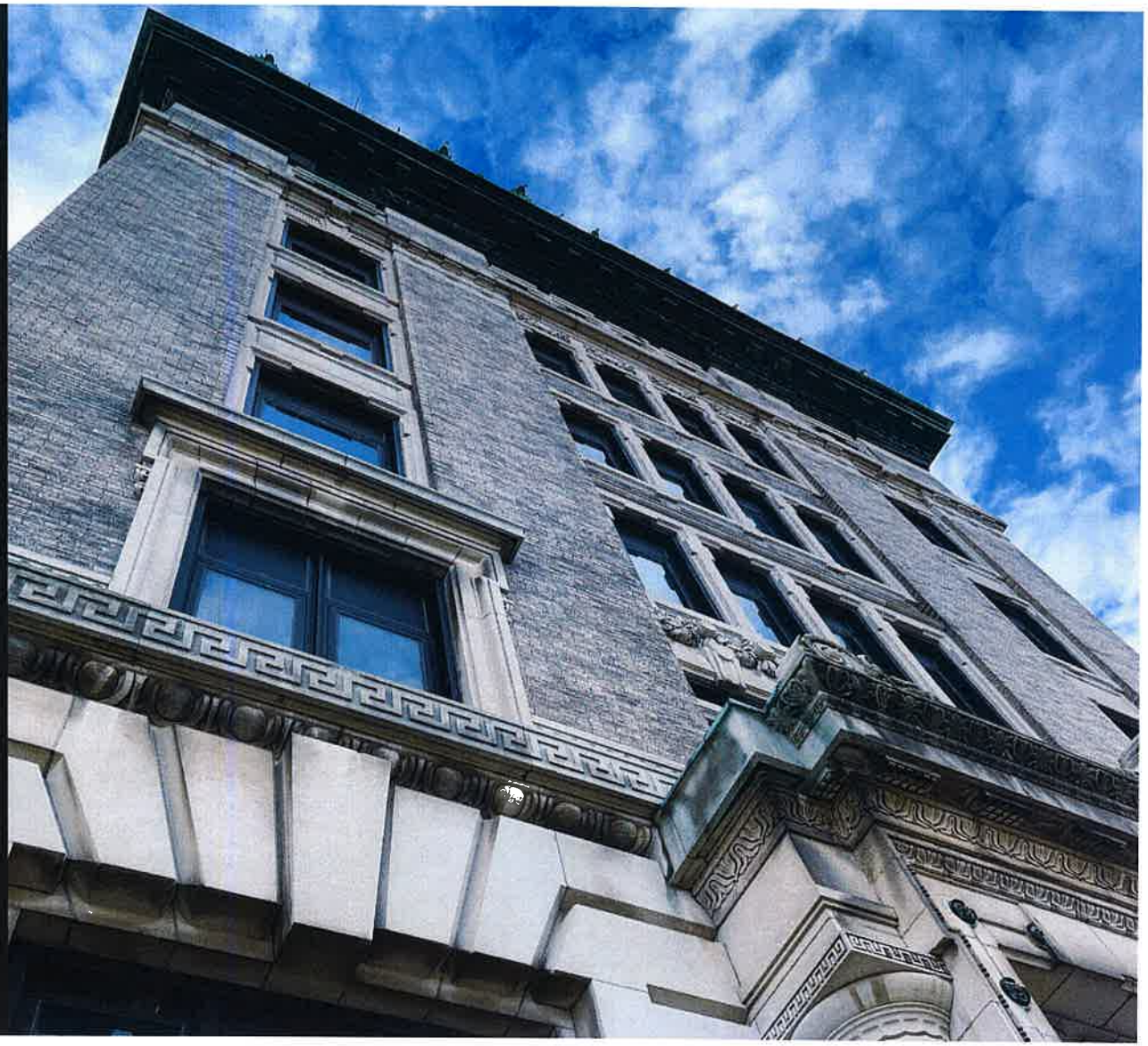
Developer
Savarino Companies

General Contractor
Savarino Companies

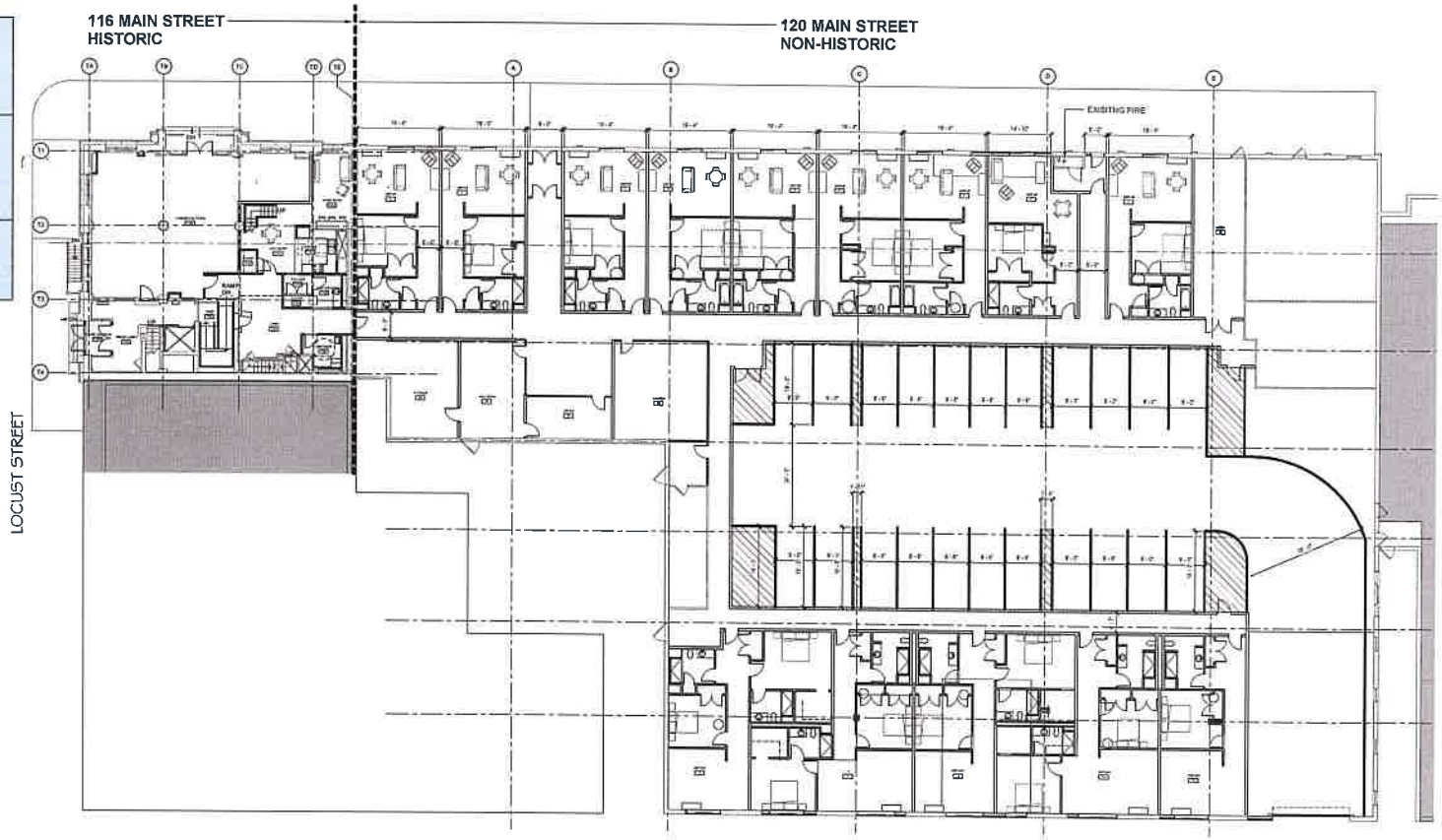
Property Manager
Savarino Companies

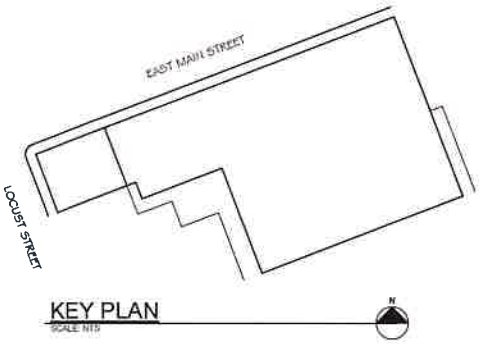
Historic Consultant
KTA Preservation Specialists

Architect/Engineer
Kideney Architects, P.C.

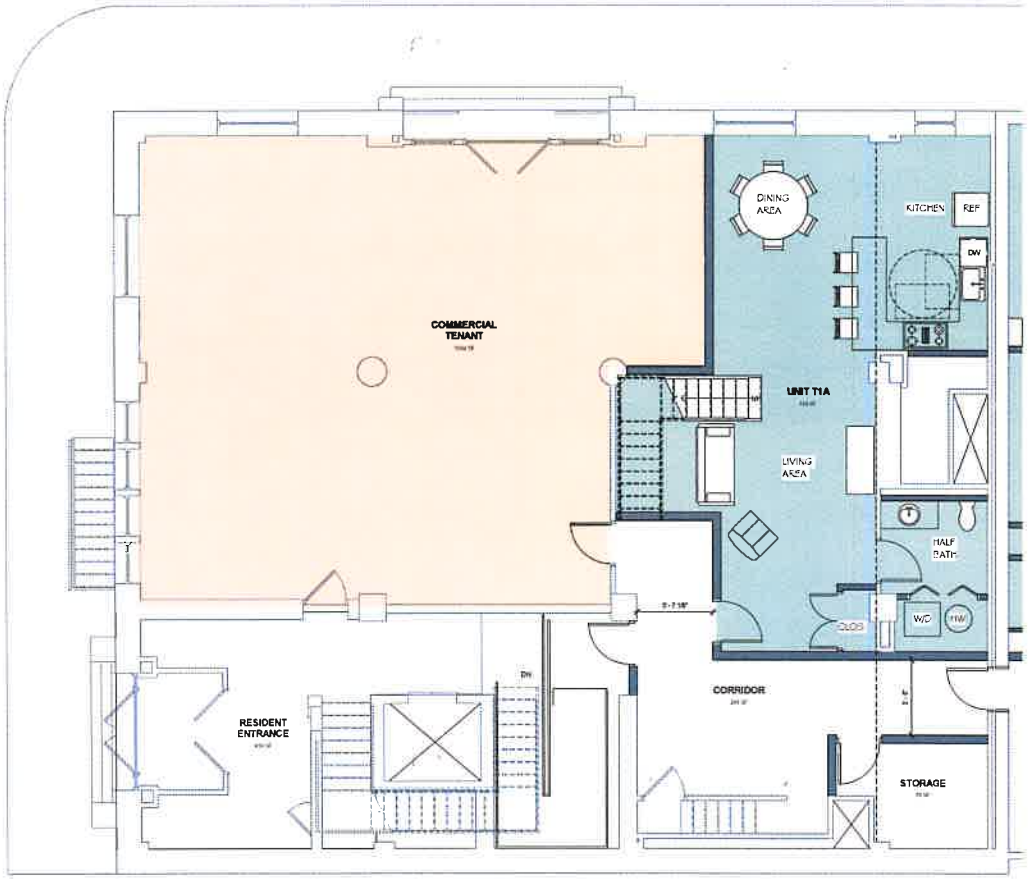


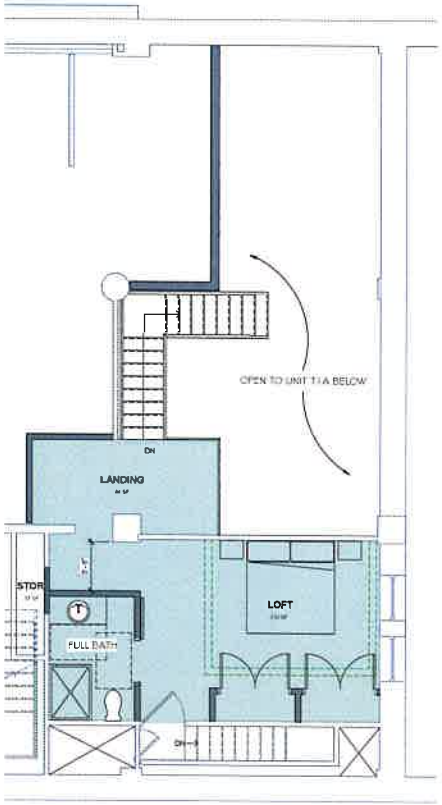
NUMBER OF ONE BEDROOM UNITS (MALL) = 10 NUMBER OF TWO BEDROOM UNITS (MALL) = 4 TOTAL NUMBER OF MALL UNITS = 14
NUMBER OF ONE BEDRROM UNITS (TOWER) = 11 NUMBER OF TWO BEDROM UNITS (TOWER) = 5 TOTAL OF TOWER UNITS = 16
OVERALL TOTAL NUMBER OF UNITS = 30 TOTAL NUMBER OF COVERED PARKING SPACES = 22





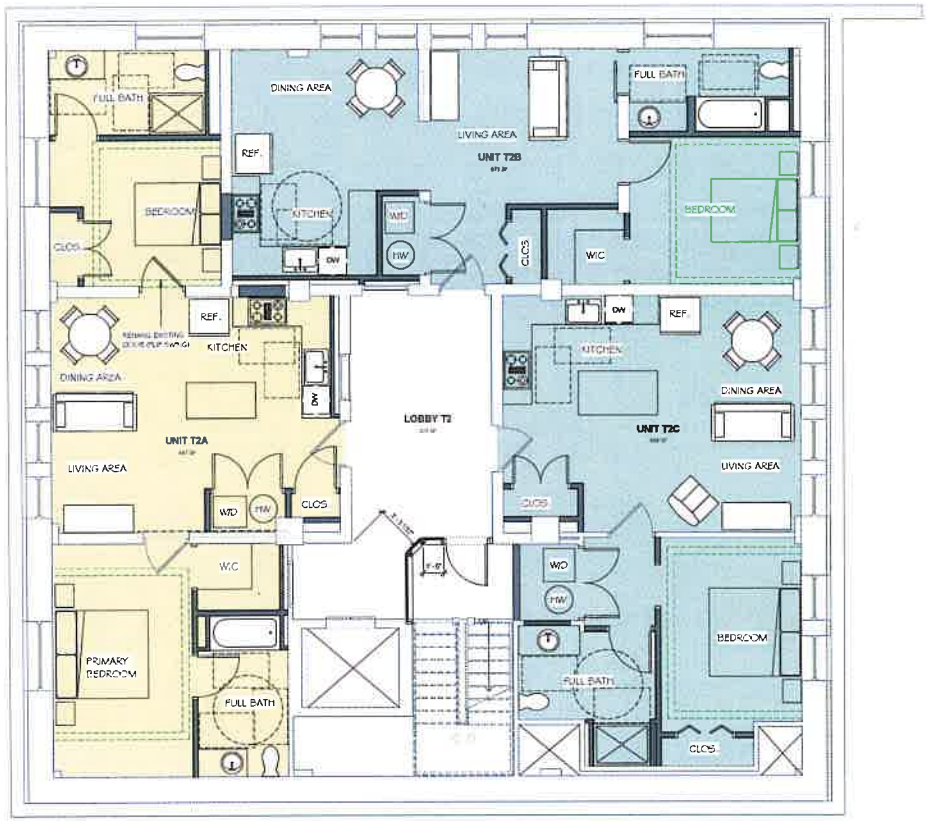
Tower & Mall – First Floor Plans



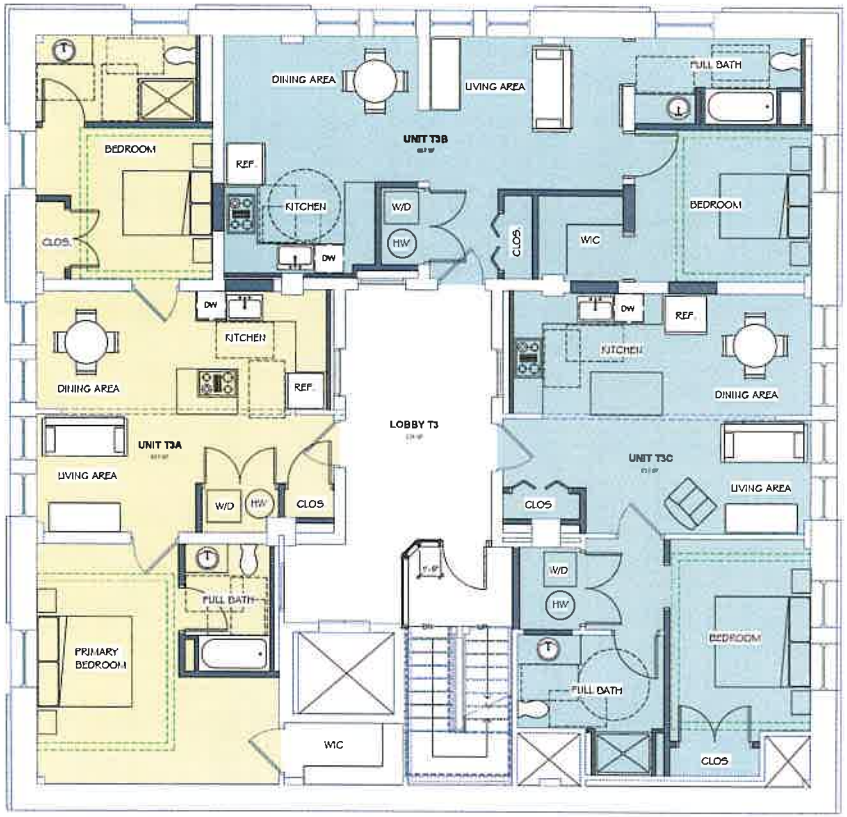


Tower – First Floor & Mezzanine Plans

[redacted]

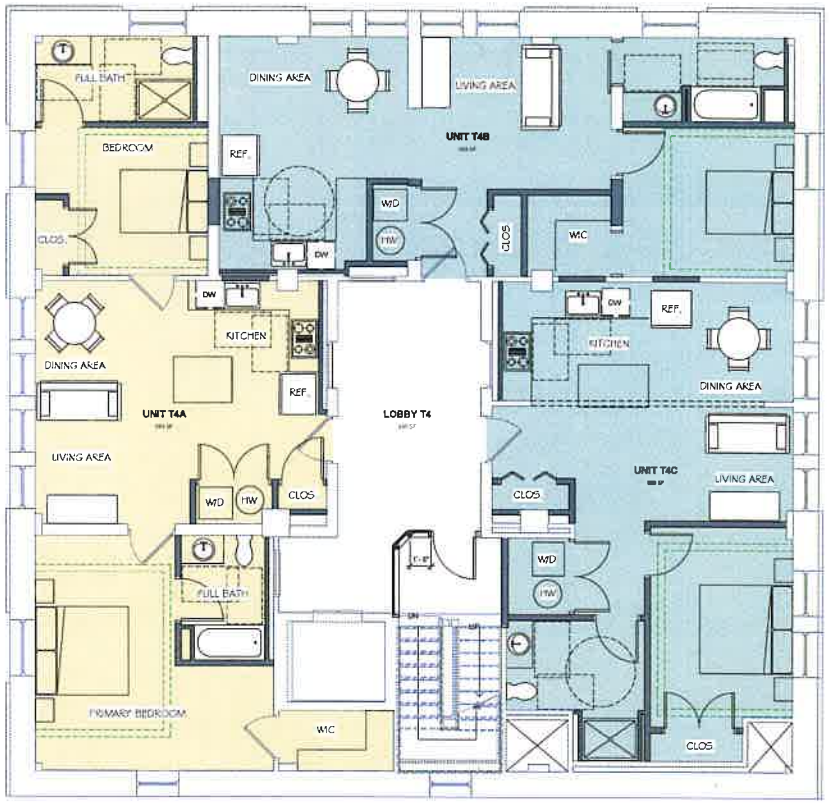


Tower 2nd Floor Plan

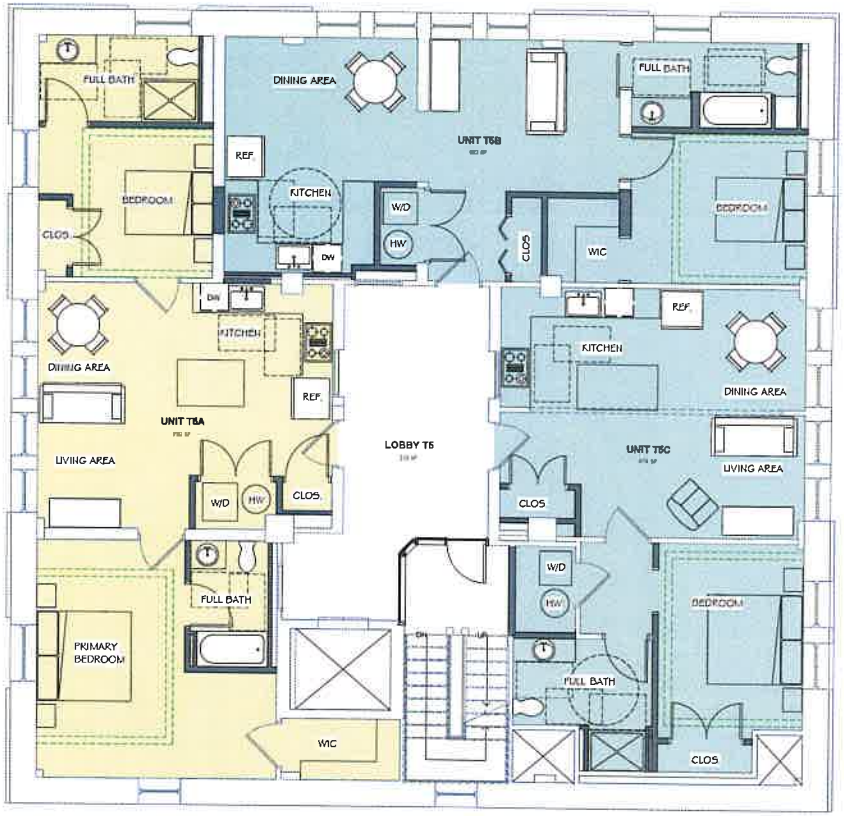


Tower 3rd Floor Plan

[redacted]

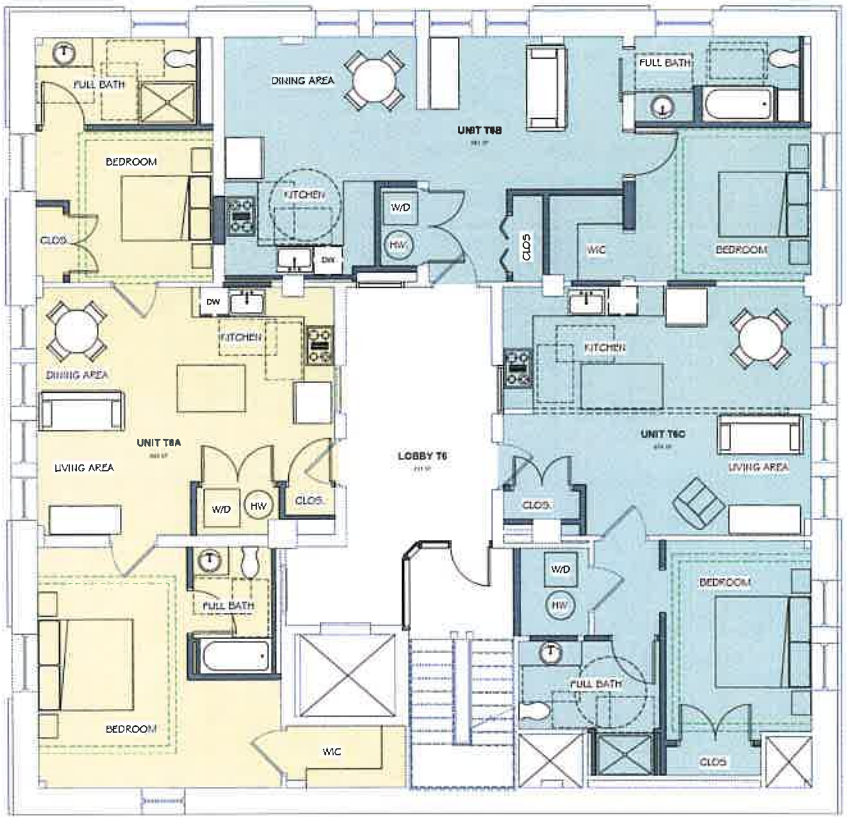


Tower 4th Floor Plan

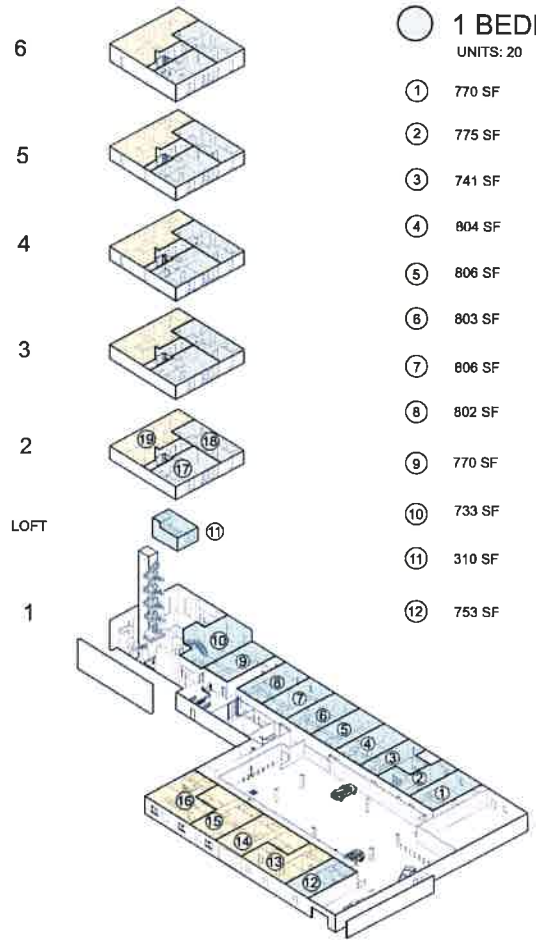


Tower 5th Floor Plan

[redacted]



Tower 6th Floor Plan



1 BEDROOM UNITS: 20		2 BEDROOM UNITS: 20	
1	770 SF	13	1118 SF
2	775 SF	14	1155 SF
3	741 SF	15	1115 SF
4	804 SF	16	1128 SF
5	806 SF	17	665 SF
6	803 SF	18	673 SF
7	806 SF	19	847 SF
8	802 SF		
9	770 SF		
10	733 SF		
11	310 SF		
12	753 SF		

NUMBER OF ONE BEDROOM UNITS (MALL) = 10 NUMBER OF TWO BEDROOM UNITS (MALL) = 4 TOTAL NUMBER OF MALL UNITS = 14
NUMBER OF ONE BEDRROM UNITS (TOWER) = 11 NUMBER OF TWO BEDROM UNITS (TOWER) = 5 TOTAL OF TOWER UNITS = 16
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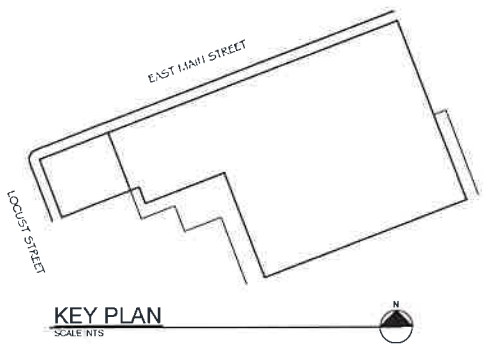
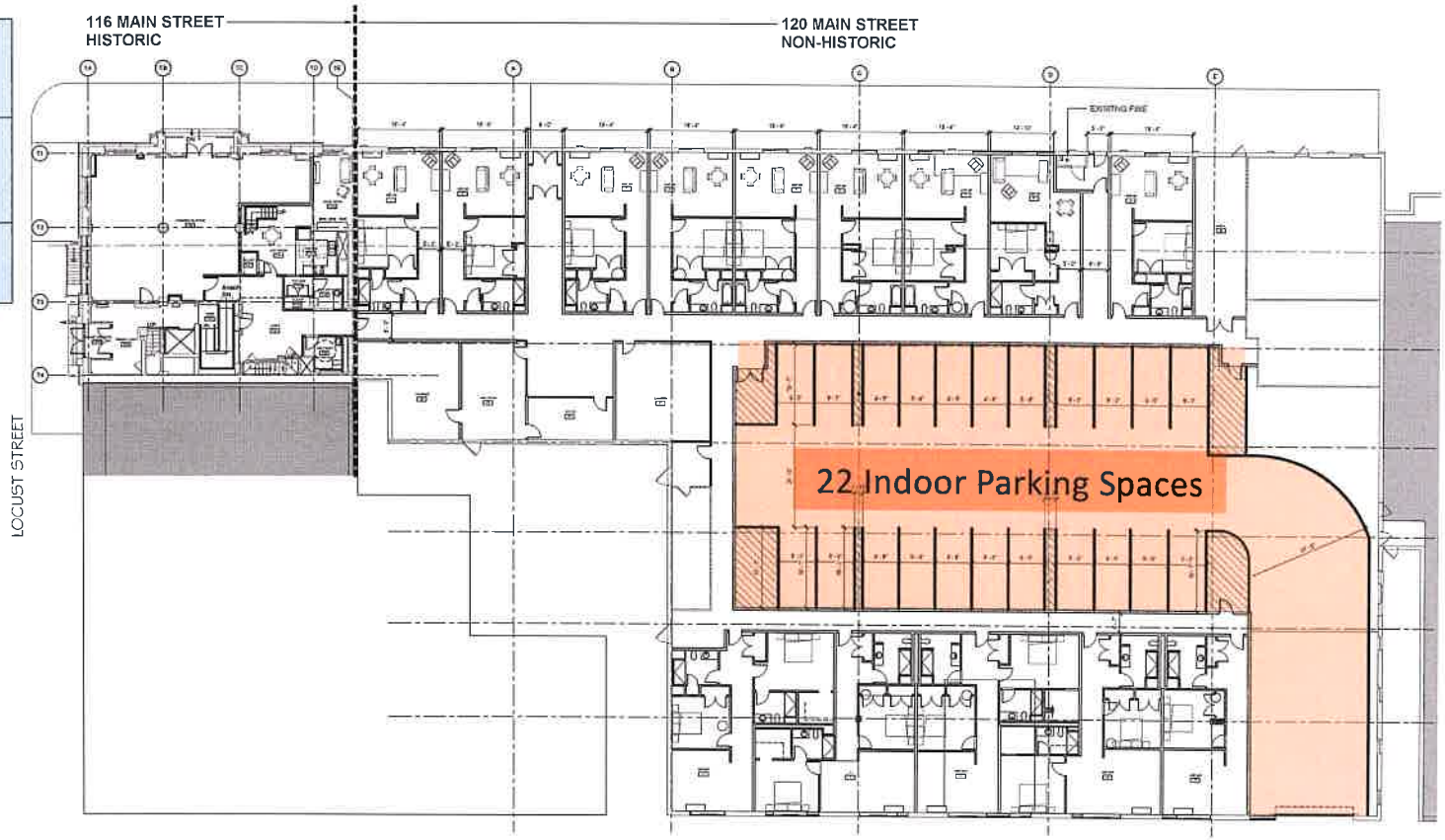




Frontier Place

Contact Information:

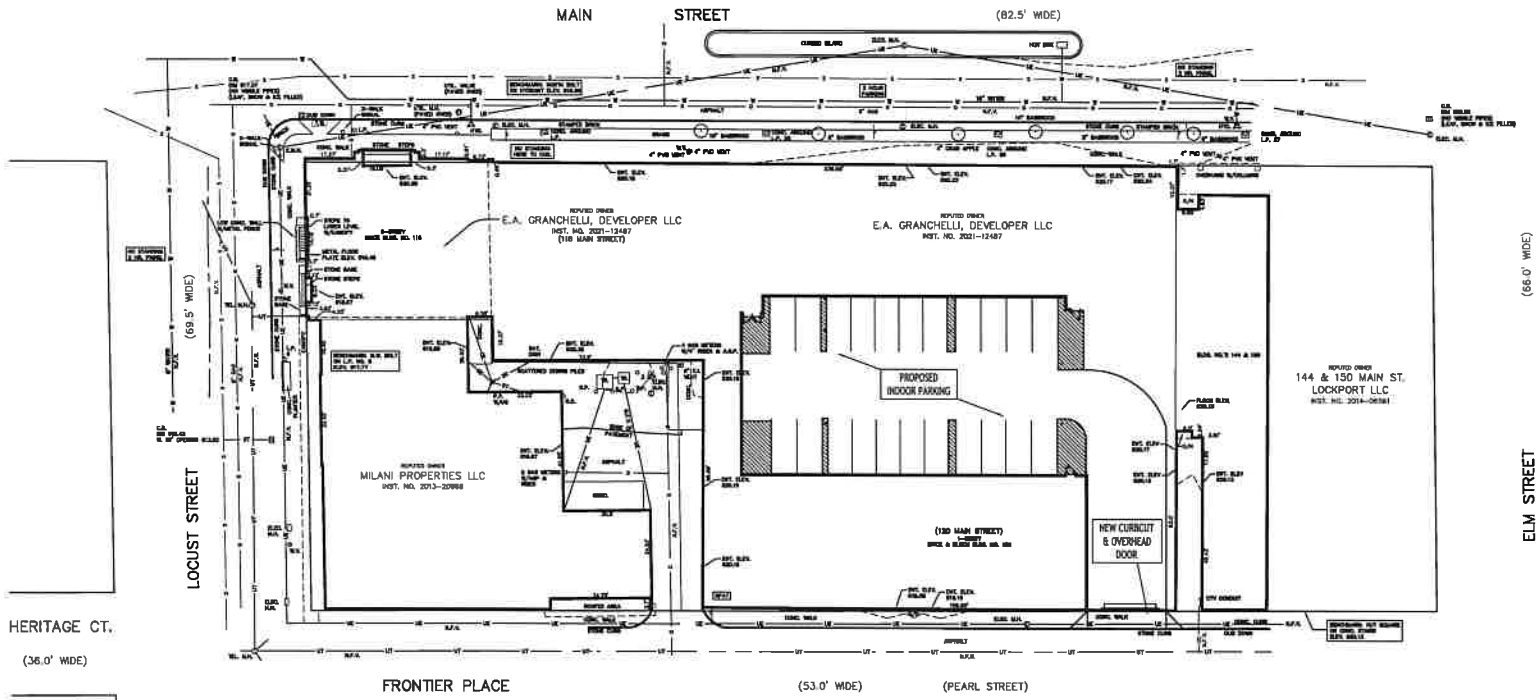
Savarino Companies
500 Seneca Street, Suite 508
Buffalo, NY 14204
savarinocompanies.com

Robert A. Savarino, CCIM
Vice President of Development
(716) 908-8322
robs@savarinocompanies.com

Attachment D

Site Plan of Redevelopment Project

(11"x 17" Copies also Submitted Separately)



GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL, CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF INCONSISTENCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING THE ROOTS.

NOTES:

1. ALL RADII SHALL BE 3' 0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL & SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. EXTERIOR ENTRANCE LIGHTING ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

N

Site Plan

SCALE: 1"=20'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OWNER, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

CARMINAWOOD DESIGN
Buffalo | Utica | Greensboro

F&M and Mall Building
116 & 120 Main Street
Lockport, NY

REVISIONS:
No. Description Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan
Concept

Date: 07.26.23
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-100

Project No: 23-4098

Attachment E

Photographs of the Existing Conditions

PHOTOGRAPH VIEWS

Photo 9: Building one; elevator

Photo 10: Building one; plaque

LCS, Inc. 40 La Riviere Drive, Suite 120, Buffalo, New York 14202 Project No. 22.9195.39 Photo Date: November 17, 2022	SITE PHOTOGRAPHS Two Commercial Structures 116-120 Main Street Lockport, New York

PHOTOGRAPH VIEWS

Photo 11: Building one; first floor maintenance paints

Photo 12: Building one; first floor

LCS, Inc. 40 La Riviere Drive, Suite 120, Buffalo, New York 14202 Project No. 22.9195.39 Photo Date: November 17, 2022	SITE PHOTOGRAPHS Two Commercial Structures 116-120 Main Street Lockport, New York

PHOTOGRAPH VIEWS

Photo 13: Building one; first floor former bank safe

Photo 14: Building one; second floor

PHOTOGRAPH VIEWS

Photo 15: Building one; second floor

Photo 16: Building one; second floor

PHOTOGRAPH VIEWS

Photo 17: Building one; second floor

Photo 18: Building one; second floor peeling paint

PHOTOGRAPH VIEWS

Photo 19: Building one; third floor peeling paint

Photo 20: Building one; third floor peeling paint

PHOTOGRAPH VIEWS

Photo 21: Building one; third floor 9"x9" floor tiles

Photo 22: Building one; fourth floor bathroom

PHOTOGRAPH VIEWS

Photo 23: Building one; fourth floor

Photo 24: Building one; fourth floor peeling paint

PHOTOGRAPH VIEWS

Photo 25: Building one; fourth floor elevator

Photo 26: Building one; fifth floor

PHOTOGRAPH VIEWS

Photo 27: Building one; fifth floor peeling paint

Photo 28: Building one; sixth floor ceiling

PHOTOGRAPH VIEWS

Photo 29: Building one; sixth floor suspect mold

Photo 30: Building one; sixth floor

PHOTOGRAPH VIEWS

Photo 31: Building one; roof access

Photo 32: Building one; elevator equipment

PHOTOGRAPH VIEWS

Photo 33: Building one; daylight basement

Photo 34: Building one; daylight basement

PHOTOGRAPH VIEWS

Photo 35: Building two; overview

Photo 36: Building two; overview

LCS, Inc. 40 La Riviere Drive, Suite 120, Buffalo, New York 14202 Project No. 22.9195.39 Photo Date: November 17, 2022	SITE PHOTOGRAPHS Two Commercial Structures 116-120 Main Street Lockport, New York

PHOTOGRAPH VIEWS

Photo 37: Building two; overview

Photo 38: Building two; overview

PHOTOGRAPH VIEWS

Photo 39: Building two; overview

Photo 40: Building two; area of former bathroom

PHOTOGRAPH VIEWS

Photo 41: Building two; roof view

Photo 42: Building one; roof

PHOTOGRAPH VIEWS

Photo 43: Building one; roof

Photo 44: Building one; construction date

PHOTOGRAPH VIEWS

Photo 45: Building two exterior natural gas meters

Photo 46: Two pad-mounted transformers

PHOTOGRAPH VIEWS

Photo 47: North adjacent property

Photo 48: East adjacent property

PHOTOGRAPH VIEWS

Photo 49: South adjacent property

Photo 50: South adjacent property

LCS, Inc. 40 La Riviere Drive, Suite 120, Buffalo, New York 14202 Project No. 22.9195.39 Photo Date: November 17, 2022	SITE PHOTOGRAPHS Two Commercial Structures 116-120 Main Street Lockport, New York

PHOTOGRAPH VIEWS

Photo 51: South adjacent property

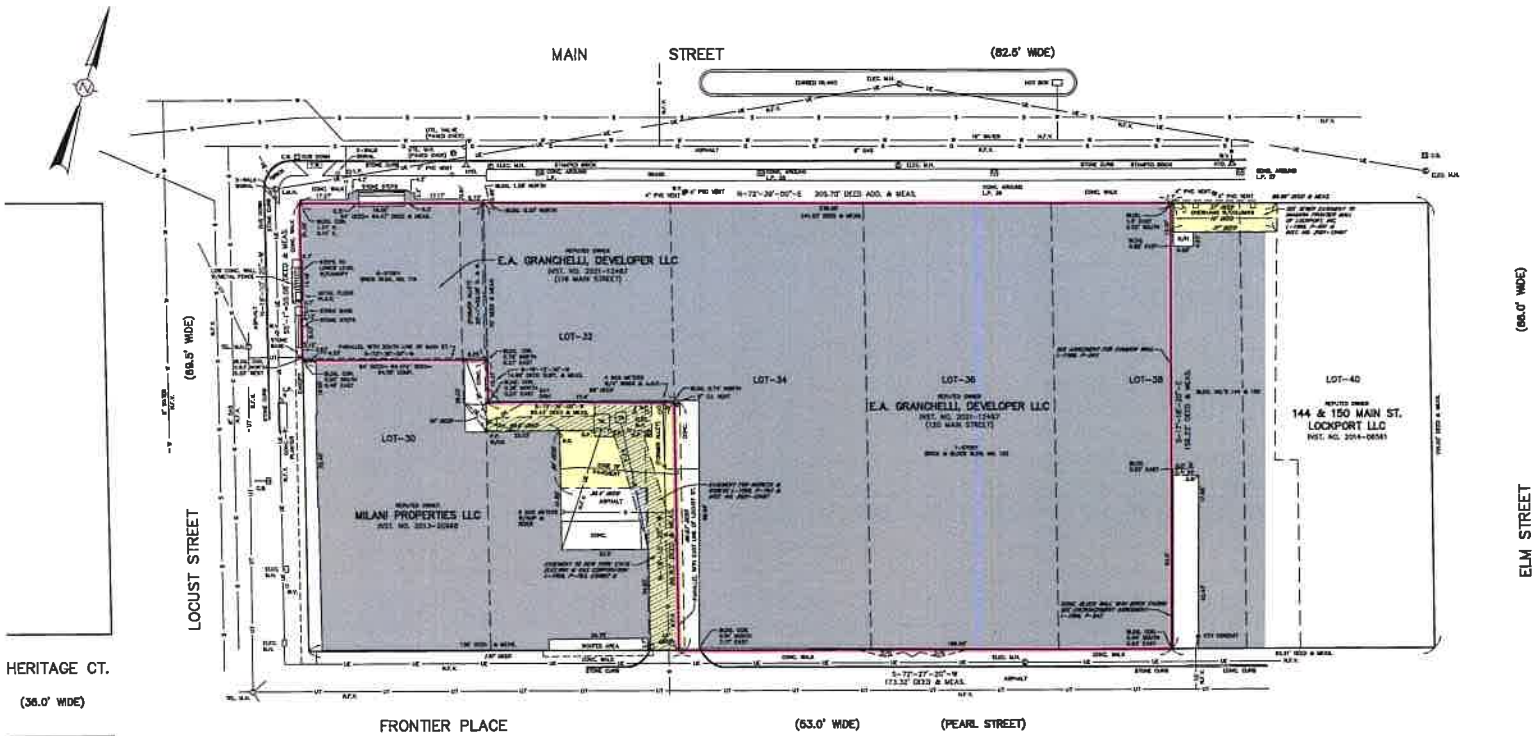
Photo 52: West adjacent property

LCS, Inc. 40 La Riviere Drive, Suite 120, Buffalo, New York 14202 Project No. 22.9195.39 Photo Date: November 17, 2022	SITE PHOTOGRAPHS Two Commercial Structures 116-120 Main Street Lockport, New York

Attachment F

Property Survey

(11"x 17" Copies also Submitted Separately)



LEGEND

—— S ——	SEWER	R.D.	ROOF DRAIN
—— UT ——	UNDERGROUND TELEPHONE	W.V.	WATER VALVE
—— OE ——	OVERHEAD ELECTRIC	HYD.	HYDRANT
—— OT ——	OVERHEAD TELEPHONE	E.M.	ELECTRIC MANHOLE
—— UE ——	UNDERGROUND ELECTRIC	T.M.	TELEPHONE MANHOLE
—— UU ——	UNDERGROUND UTILITY		MON
—— W ——	WATER	A.G.P.	ABOVE GROUND PIPE
—— G ——	GAS	N.F.V.	NOT FIELD VERIFIED
P.P.	POWER POLE	TR.	TRANSFORMER
L.P.	LIGHT POLE	T.W.	TEXTURED WALK
C.B.	CATCH BASIN	NPAT	NO PARKING ANYTIME
G.P.	GUARD POST		
CND.	CONDUIT		
E.M.H.	ELECTRIC MANHOLE		CURB WITH ELEVATIONS

NOTES

1) UNDERGROUND UTILITY INFORMATION SHOWN WAS DERIVED FROM RECORD PLANS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES. THE PROPER UTILITY AUTHORITY SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION OR EXCAVATION AT THE SITE.
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2) REFERENCE MAP: SURVEY MAP PREPARED BY DOUGLAS A. McINTOSH & JOHN E. McINTOSH, JR. DATED JULY 28, 1967, LAST REVISED NOVEMBER 14, 1978 AND IDENTIFIED AS JOB NO. 2581.

3) REFERENCE MAP: SURVEY MAP PREPARED BY DOUGLAS A. McINTOSH & JOHN E. McINTOSH, JR. DATED OCTOBER 17, 1973, LAST REVISED AUGUST 27, 2013 AND IDENTIFIED AS JOB NO. 2010-0 & 6A.

4) REFERENCE MAP: SURVEY MAP PREPARED BY McINTOSH & McINTOSH, P.C. DATED AUGUST 31, 2013 AND IDENTIFIED AS JOB NO. 3836.

5) REFERENCE MAP: SURVEY MAP PREPARED BY DOUGLAS A. McINTOSH & JOHN E. McINTOSH, JR. DATED APRIL 10, 1979, LAST REVISED DECEMBER 17, 1981 AND IDENTIFIED AS JOB NO. 2010-7BB.

6) REFERENCE MAP: SURVEY MAP PREPARED BY DOUGLAS A. McINTOSH & JOHN E. McINTOSH, JR. DATED JULY 16, 1973, LAST REVISED JULY 16, 1974 AND IDENTIFIED AS JOB NO. 3225.

7) SBL – CITY OF LOCKPORT TAX MAP NO. 126.55-3-1 & 2.

8) THIS SURVEY WAS PERFORMED UNDER WINTER CONDITIONS AND IS SUBJECT TO SUCH VARIATIONS AS MAY BE REVEALED AT A LATER DATE. APPROXIMATE GENERAL SNOW DEPTH WAS 3" ON SURVEYED PREMISES.

9) FOR REFERENCE SEE TOPOGRAPHIC MAP PREPARED BY McINTOSH & McINTOSH, P.C. DATED JANUARY 17, 2023 AND IDENTIFIED AS JOB NO. 2581-A.

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

BEING ALSO PART OF CITY LOTS-30, 32 & 38 AND LOTS-34 & 36

McINTOSH & McINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
LOCKPORT, NEW YORK PHONE 433-2835
BUFFALO, NEW YORK PHONE 826-0380

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 SAME.

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW.

REQUIRED	REVISION

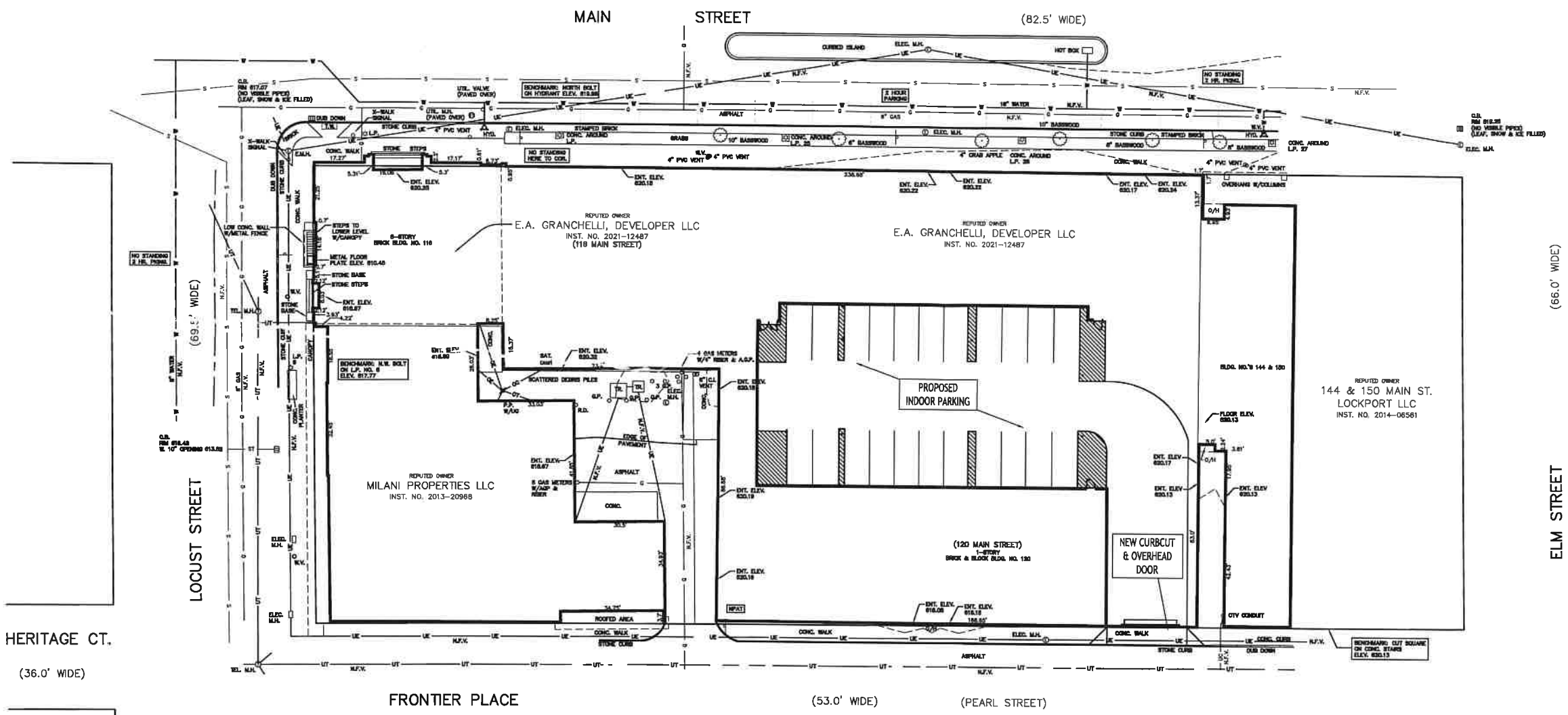
SURVEY OF PART OF LOT-12, SEC.-14, TWP.-14, R.-6, HOLLAND PURCHASE

LOCATION: CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK

SEE REFERENCE MAP FILED IN MICROFILM MAP BOOK-25, PAGE-2433

JOB No. 2581-SUR | SCALE: 1" = 20' | DATE: JANUARY 17, 2023

DRAWN | CHKD. | DATE



GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.

NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL & SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

N

Site Plan

SCALE: 1"=20'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

20' 20 0 20 40FL.

CARMINAWOOD
DESIGN
Buffalo | Utica | Greensboro

F&M and Mall Building

116 & 120 Main Street
Lockport, NY

REVISIONS:		
No.	Description	Date

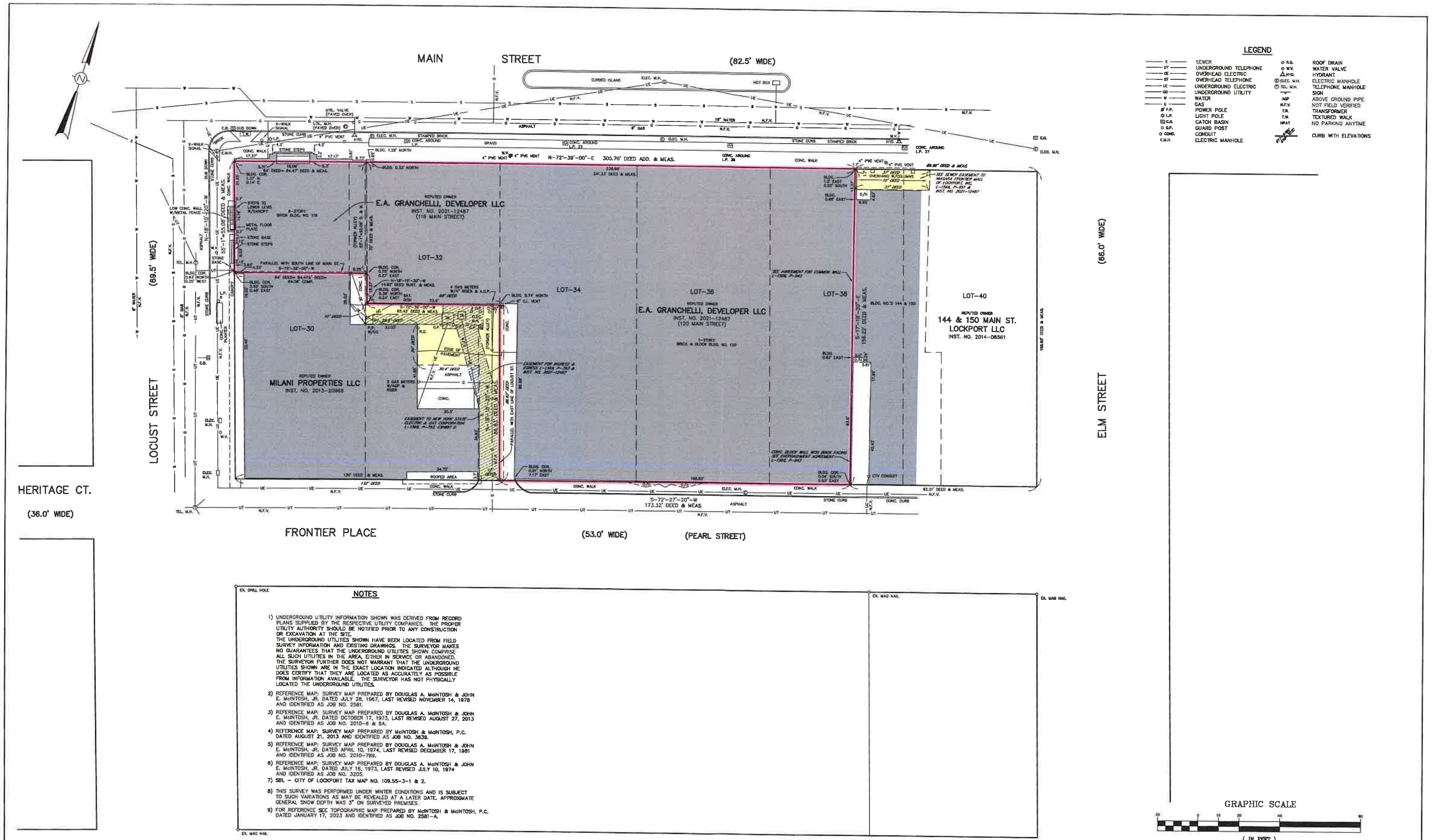
PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan
Concept

Date: 07.26.23
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-100

Project No: 23-4098



NOTES

1) UNDERGROUND UTILITY INFORMATION SHOWN WAS DERIVED FROM RECORD PLANS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES. THE PROPER UTILITY AUTHORITY SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION OR EXCAVATION AT THE SITE.
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2) REFERENCE MAP: SURVEY MAP PREPARED BY DOUGLAS A. McINTOSH & JOHN E. McINTOSH, JR. DATED JULY 28, 1967, LAST REVISED NOVEMBER 14, 1978 AND IDENTIFIED AS JOB NO. 2581.
3) REFERENCE MAP: SURVEY MAP PREPARED BY DOUGLAS A. McINTOSH & JOHN E. McINTOSH, JR. DATED OCTOBER 17, 1973, LAST REVISED AUGUST 27, 2013 AND IDENTIFIED AS JOB NO. 2010-5 & 8A.
4) REFERENCE MAP: SURVEY MAP PREPARED BY McINTOSH & McINTOSH, P.C. DATED AUGUST 21, 2013 AND IDENTIFIED AS JOB NO. 3639.
5) REFERENCE MAP: SURVEY MAP PREPARED BY DOUGLAS A. McINTOSH & JOHN E. McINTOSH, JR. DATED APRIL 10, 1974. LAST REVISED DECEMBER 17, 1981 AND IDENTIFIED AS JOB NO. 2010-789.
6) REFERENCE MAP: SURVEY MAP PREPARED BY DOUGLAS A. McINTOSH & JOHN E. McINTOSH, JR. DATED JULY 16, 1973, LAST REVISED JULY 10, 1974 AND IDENTIFIED AS JOB NO. 3205.
7) SBL – CITY OF LOCKPORT TAX MAP NO. 109.55-3-1 & 2.
8) THIS SURVEY WAS PERFORMED UNDER WINTER CONDITIONS AND IS SUBJECT TO SUCH VARIATIONS AS MAY BE REVEALED AT A LATER DATE. APPROXIMATE GENERAL SNOW DEPTH WAS 3" ON SURVEYED PREMISES.
9) FOR REFERENCE SEE TOPOGRAPHIC MAP PREPARED BY McINTOSH & McINTOSH, P.C. DATED JANUARY 17, 2023 AND IDENTIFIED AS JOB NO. 2581-A.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

BEING ALSO PART OF CITY LOTS-30, 32 & 38 AND LOTS-34 & 36

McINTOSH & McINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
LOCKPORT, NEW YORK PHONE 433-2533
BUFFALO, NEW YORK PHONE 625-8360

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.

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

RESURVEY	REVISION

SURVEY OF PART OF LOT-12, SEC.-14, TWP.-14, R.-6, HOLLAND PURCHASE

LOCATION CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK

SEE REFERENCE MAP FILED IN MICROFILM MAP BOOK-25, PAGE-2433

JOB No. 2581-SUR | SCALE: 1"= 20' | DATE: JANUARY 17, 2023

DRAWN | COMP. | DESIG. | CHECKED

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. 2307 August 7, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 55 Independence Drive, New York, had been filed by Andrew Perilli.

The request is for a variance to erect a 16' x 27' covered deck on the rear of the house situated in an R-1 Zone.

Approval of the permit application was denied or withheld because the covered deck will increase the lot coverage to 23%.

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 August 22, 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: 55 Independence Drive Lockport, NY

APPLICANT INFORMATION

NAME: Andrew Perilli ADDRESS: 55 Independence Drive

PHONE: 716-481-0995 Lockport (CITY) NY (STATE) 14094 (ZIP)

FAX: 716-433-2086 E-MAIL: andrewperilli6@gmail.com

OWNER INFORMATION

NAME: Andrew Perilli ADDRESS: 55 Independence Drive

PHONE: 716-481-0995 Lockport (CITY) NY (STATE) 14094 (ZIP)

FAX: 716-433-2086 E-MAIL: andrewperilli6@gmail.com

RELATIONSHIP OF APPLICANT TO PROPERTY:

___ CONTRACT PURCHASER ___ CONTRACTOR ✓ OTHER My residence permanent home

___ 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.)

4 bed, 2.5 bath built in 1990. I purchased the home in May 2022. I live here permenently with my wife + dog. Plan to stay here for next 10-20 years + have children.

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

Building outdoor patio in backyard for personal use + to host family gatherings. Patio footprint is 16'x27'.

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)

Decreased square footage

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

We simply are replacing a wooden deck in our back yard with a patio with roof. This will not alter any character of the neighborhood or adjacent houses. Our backyard is fenced in.

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.

Andrew Perilli
Signature (Applicant)

7/26/23
Date

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

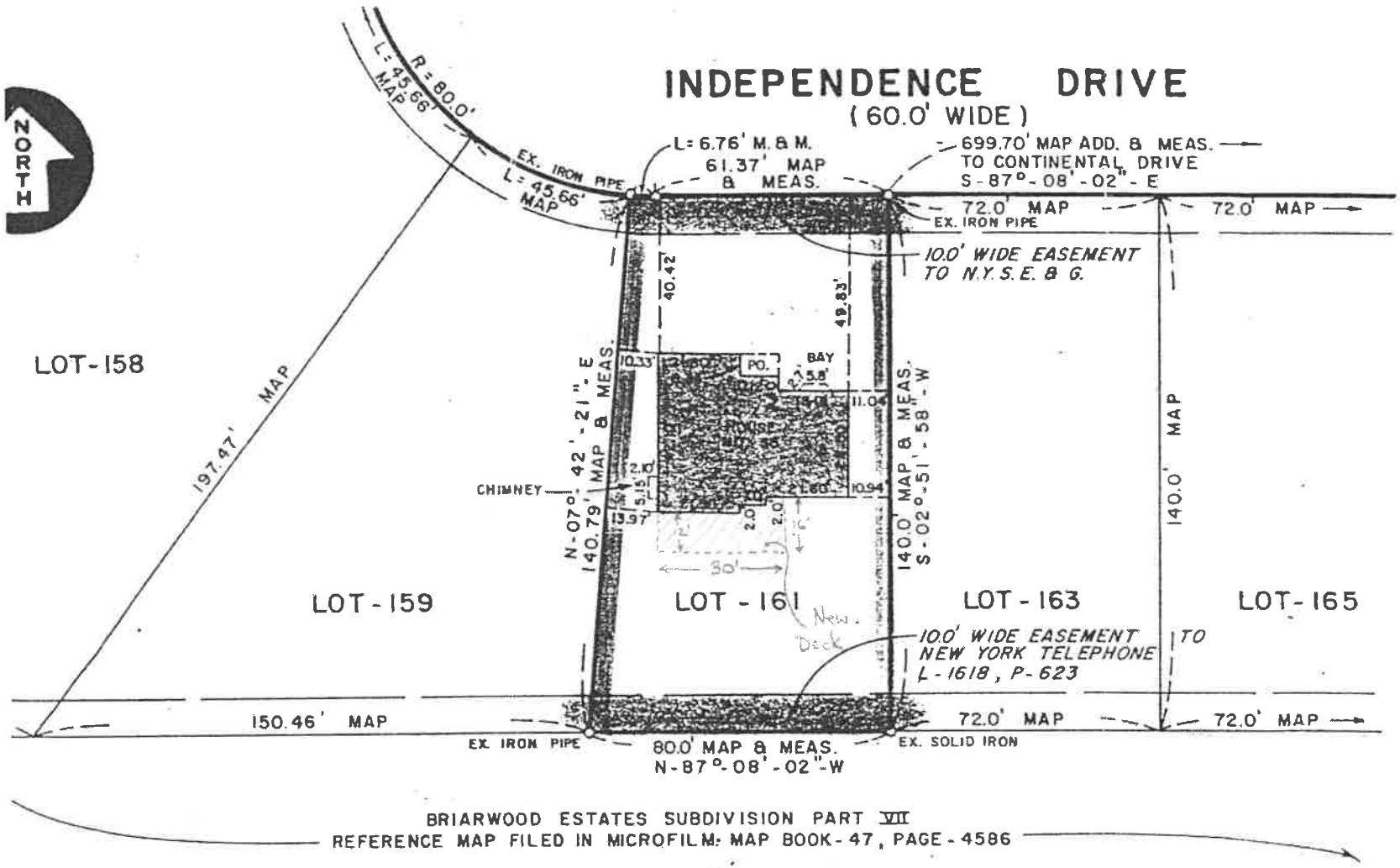
I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.

Andrew Perilli
Signature (Owner)

7/26/23
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.



ESURVEYED	REVISION
Y 18, 1989	
Y 3, 1990	
WN	DESC.
P	CHECKED

TE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

McINTOSH & McINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
LOCKPORT, NEW YORK PHONE 433-2535
BUFFALO, NEW YORK PHONE 625-8360
BATAVIA, NEW YORK PHONE 343-5654

SURVEY OF SUB LOT - 161, BRIARWOOD ESTATES SUBDIVISION PART VI

LOCATION CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK

REFERENCE MAP FILED IN MICROFILM MAP BOOK - 47, PAGE - 4584

JOB No. 3590-7-161 | SCALE: 1" = 40' | DATE: JULY 12, 1982

55 Ind.

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. 2308 August 7, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 24 Regent Street, New York, had been filed by Dennis Stachera.

The request is for a variance to remove and replace the 18.5' x 20.5' detached garage situated in an R-1 Zone.

Approval of the permit application was denied or withheld because the garage will be located 1.82' from the east property line, 2.98' from the south property line and increase the lot coverage to 30%.

The City of Lockport Zoning Ordinance requires a minimum 5' side and rear yard setback for detached accessory structures and 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 August 22, 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** X **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: 24 Regent Street, Lockport NY 14094

APPLICANT INFORMATION

NAME: Dennis Stachera ADDRESS: 20 Regent St.

PHONE: 716-316-5550 Lockport NY 14094 (CITY STATE ZIP)

FAX: _____ E-MAIL: dennisstachera@gmail.com

OWNER INFORMATION

NAME: Carmella Hanley ADDRESS: 24 Regent Street

PHONE: 716-481-4811 (cell) Lockport NY 14094 (CITY STATE ZIP)

FAX: _____ E-MAIL: crhanley@buffalo.edu

RELATIONSHIP OF APPLICANT TO PROPERTY:

___ CONTRACT PURCHASER ___ CONTRACTOR X OTHER

___ ARCHITECT/ ENGINEER ___ LESSEE

OFFICE USE ONLY

RECEIVED BY: _____ DATE.TIME RECEIVED: _____

FEE AMOUNT: _____ CHECK/MONEY ORDER#: _____

ZONING: _____ FEE TRANSMITTAL DATE: _____

AGENDA DATE: _____ DEADLINE DATE: _____

COUNTY TAX MAP IDENTIFICATION NUMBER: _____

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

Residential use

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

Demolish existing garage and build a new garage.

VARIANCE STANDARDS (USE VARIANCE)

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

VARIANCE STANDARDS (AREA VARIANCE)

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

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

The present structure is in disrepair – I would like to keep the esthetics of the garages on both sides the same – they are both 1 1/2 car garages and are placed close to the property lines as per the survey sheet.

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

As previously stated – the garages would be the same in the same row (the fronts). I think it would look odd if this garage protrudes 4 or 5 foot further than the others on both sides.

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.

X $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.

Dennis J Stachera — 7/10/23

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.

Carmella R Harley — 7/10/23

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: 2023-0351 Application Date: 06/13/2023

LOCATION: 24 Regent St LOCKPORT, NY 14094

WARD: 2 ZONE: R1

Permission is sought by Carmella Hanley, to perform the following work, at the above location:

remove and replace the existing 18.5' x 20.5' detached garage

Contact type	Full name	Phone number
Owner	Carmella Hanley	

Requirements	Actual
Lot Coverage	allowed 20% there is 30% existing
Setback 5'	needs 5' has 1.82' east line and 2.98' south line
Other Buildings	
Survey	

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

The existing lot coverage being at 30% and the garage being located at 1.82' from the east line and 2.98' from the south line are legal nonconforming uses. If the legal nonconforming use is demolished the current zoning requirements must be met. Variances will be required to rebuild the existing detached garage with lot coverage at 30% and side yard setback at 1.82' and 2.98'

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

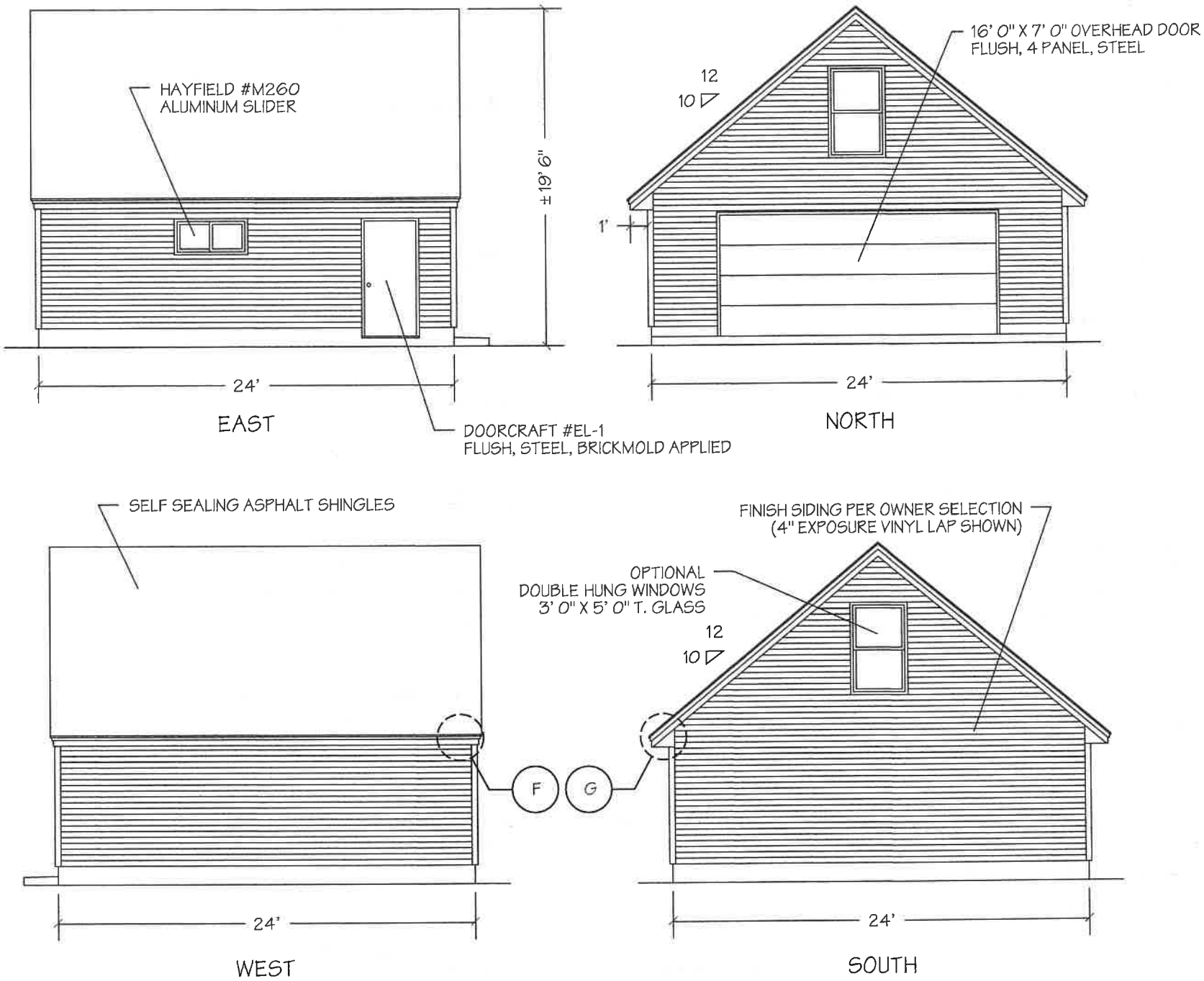
SIGNED: Carmella Hanley
OWNER OR AGENT

Issuing Officer

Megan Brewer

OWNER OF RECORD: Carmella Hanley

Address: 181 N Forest Rd
Williamsville, NY 14221



 - **ELEVATIONS** Scale: 1/8" = 1' 0"

ALL FRAMING LUMBER TO BE HEM-FIR #2 & BETTER.

FOUNDATION

FLOATING MONOLITHIC SLAB - BROOM FINISH
4000# / 6 BAG MIX / 4% AIR-ENTRAINED
4" MIN THICK SLAB, 8" WIDE X 8" THICK PERIMETER
6X6 10 GA. WELDED WIRE MESH REINFORCED
2 @ 1/2" REBAR PERIMETER, SHARP BEND @ CORNERS
2" MIN COVERAGE ON ALL REINFORCEMENT
4" MIN COMPACTED GRANULAR FILL BASE
TOP OF SLAB 6" MIN ABOVE GRADE
1 COURSE 6" CONCRETE BLOCK
1/2" X 12" VERT REBAR @ 48" O/C GROUT SOLID

ANCHOR BOLTS:
1/2" X 16" RIGHT ANGLE - 7" EMBEDDED, 2" MIN EXPOSED
7" FROM OUTSIDE CORNERS - EACH WAY
11' 6" & 12' 6" FROM REAR CORNER - EACH SIDE
6' 0" MAX SPACING
GROUT CORES SOLID AT ANCHOR BOLT LOCATIONS

24" CONCRETE APRON - 1/2" EXPANSION JOINT - SLOPE AWAY @ 1/4"/FT

WALL FRAMING

8' 0" CEILING HEIGHT (SLAB TO TOP PLATE)
2" X 4" STUDS @ 16" O/C WITH 2" X 6" TREATED SOLE PLATES & SEAL
DOUBLE 2" X 4" TOP PLATES. STAGGER TOP PLATE SEAMS 48" MIN - INTERLOCK AT CORNERS
12' 0" TREATED SOLE PLATES FROM BACK EDGE - BOTH SIDES

OVERHEAD DOOR ROUGH OPENING

16' 0" X 6' 11-1/4" (ADD 3" TO ROUGH OPENING WIDTH FOR MASONARY OPENING)
2 @ 2" X 12" BUILT-UP HEADER WITH DOUBLE TRIMMERS @ EACH SIDE OF ROUGH OPENING. DOOR TRIMMERS EXTEND TO SLAB AT MASONARY OPENINGS.

SERVICE DOOR ROUGH OPENINGS

38" X 82" (3' 0" SERVICE DOOR, FLUSH, STEEL, W/BRICKMOLD) (DOORCRAFT #EL-1) (ADD 3" TO ROUGH OPENING WIDTH FOR MASONARY OPENING)
2 @ 2" X 6" BUILT UP HEADER WITH SINGLE TRIMMERS @ EACH SIDE OF ROUGH OPENING. DOOR TRIMMERS EXTEND TO SLAB AT MASONARY OPENINGS.

WINDOW ROUGH OPENING

46-1/2" X 20-1/2" (ALUMINUM SLIDER, NO BRICKMOLD) (HAYFIELD #M260)
2 @ 2" X 6" BUILT-UP HEADER WITH SINGLE TRIMMERS AT EACH SIDE OF ROUGH OPENING.

ROOF FRAMING - ATTIC TRUSS

10:12 ATTIC TRUSS 24" O/C (12' 0" STORAGE WIDTH)
2" X 8" BOTTOM CHORD, 40 LBS/SQ FT LOADING - 3/4" T&G OSB FLOOR
2" X 4" CONTINUOUS HORIZ. STRONGBACKS AT EACH SIDE OF STORAGE AREA.
45° - 2" X 4" BRACES FROM GABLE TRUSS TO STRONGBACKS. (2 PER GABLE)

OVERHANG - 12"

1" X 2" LEDGER
2" X 4" LOOKOUTS (USE TRUSS TAIL CUT-OFFS)
3/8" CEDAR PLYWOOD SOFFIT
1" X 6" FASCIA WITH 1" X 2" DRIP EDGE

RAKE - FLUSH

1/2" SPACER
1" X 6" FASCIA WITH 1" X 2" DRIP EDGE

SHEATHING

OSB EXTENDS TO ROUGH OPENINGS
7/16" OSB WALL SHEATHING TO UNDERSIDE OF RAFTER TAILS AND TO UNDERSIDE OF ROOF SHEATHING AT GABLES.
7/16" OSB ROOF SHEATHING W/ "H" CLIPS. EDGE OSB ROOF SHEATHING FLUSH WITH RAFTER TAIL FACE

ROOFING

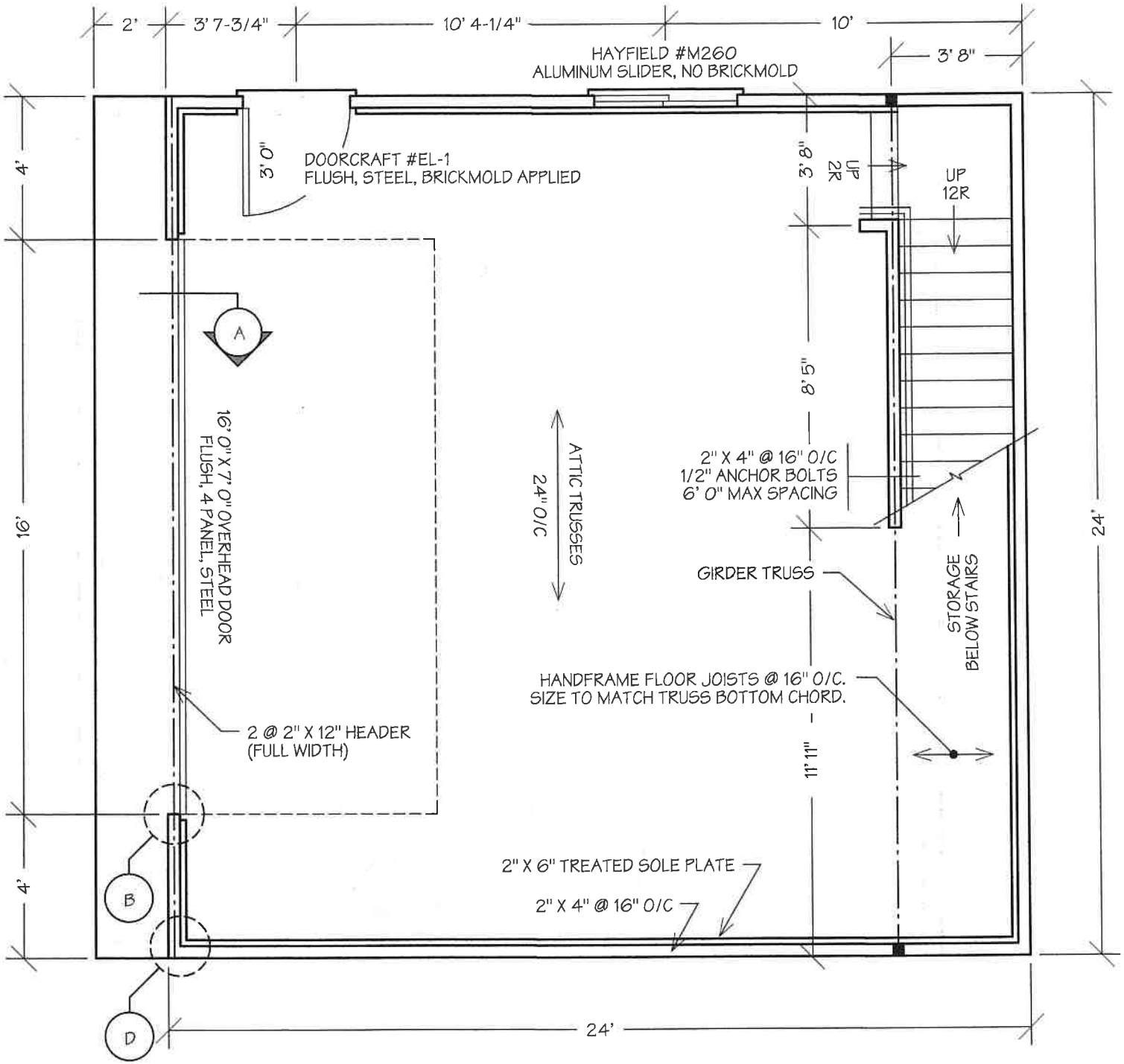
ICE & WATER SHIELD FROM ROOF EDGE TO 24" BEYOND PLATE LINE
15# FELT UNDERLAYMENT, SELF SEALING SHINGLES.
EXTEND SHINGLES 3/4" BEYOND FACE OF 1" X 2" DRIP EDGE

SIDING

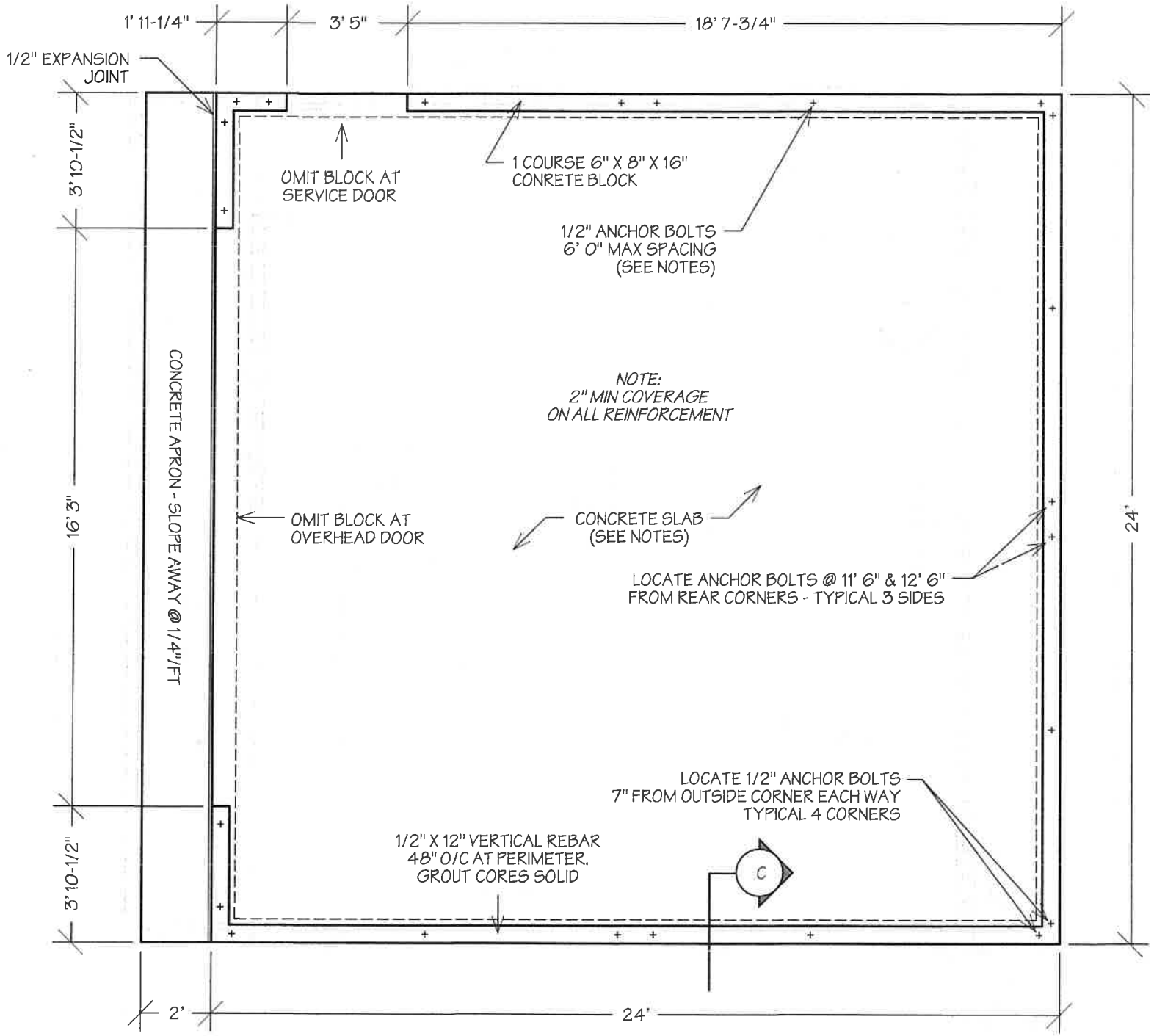
FINISH SIDING PER OWNER SELECTION
FLASH ALL EXTERIOR WALL OPENINGS

TRIM

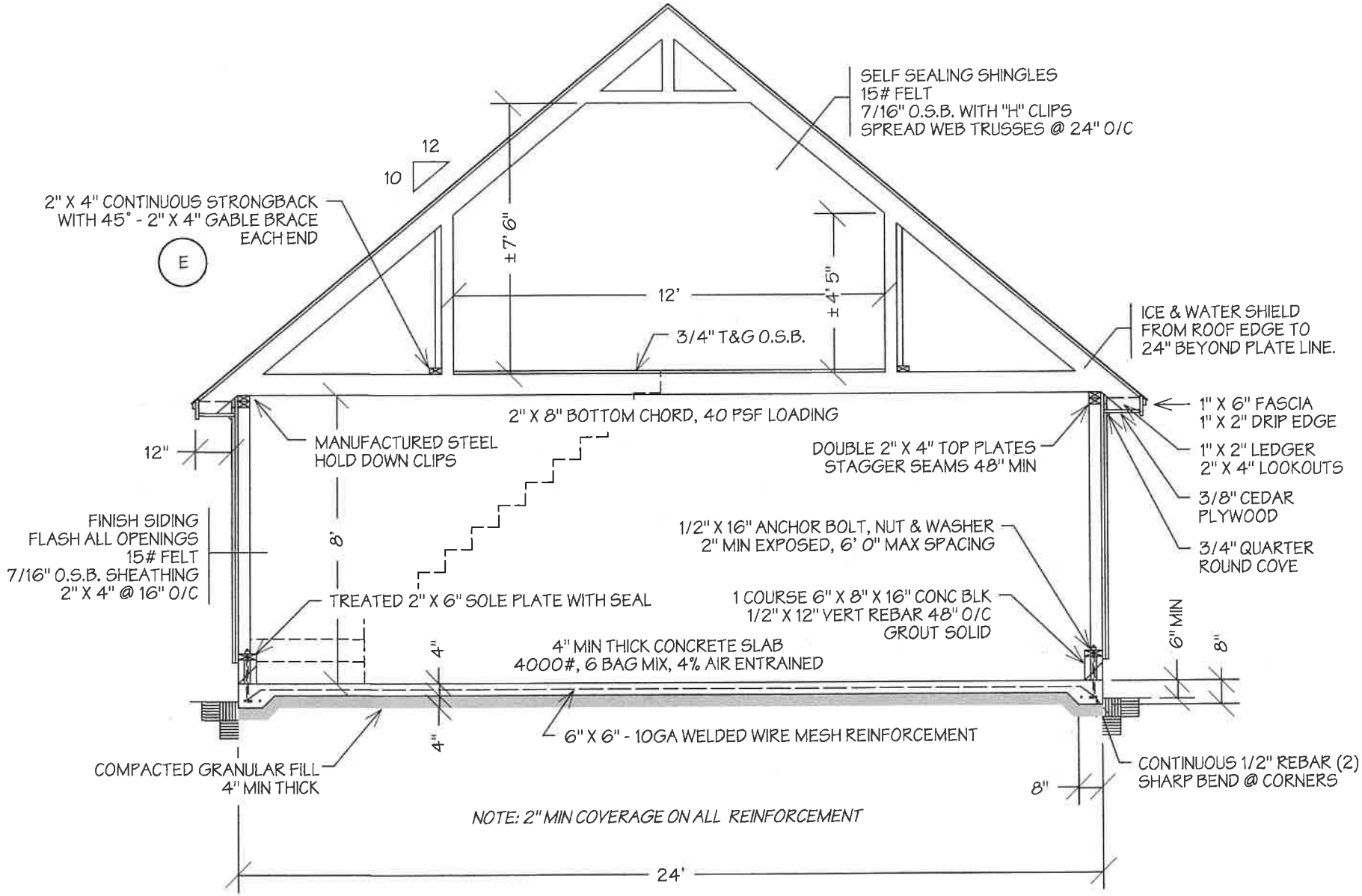
1" X 4" JAMB AT OVERHEAD DOOR
3/4" QUARTER ROUND COVE - OR - 1" X 2" COVE BOARD
BRICKMOLD APPLIED ON TOP OF WALL SHEATHING.



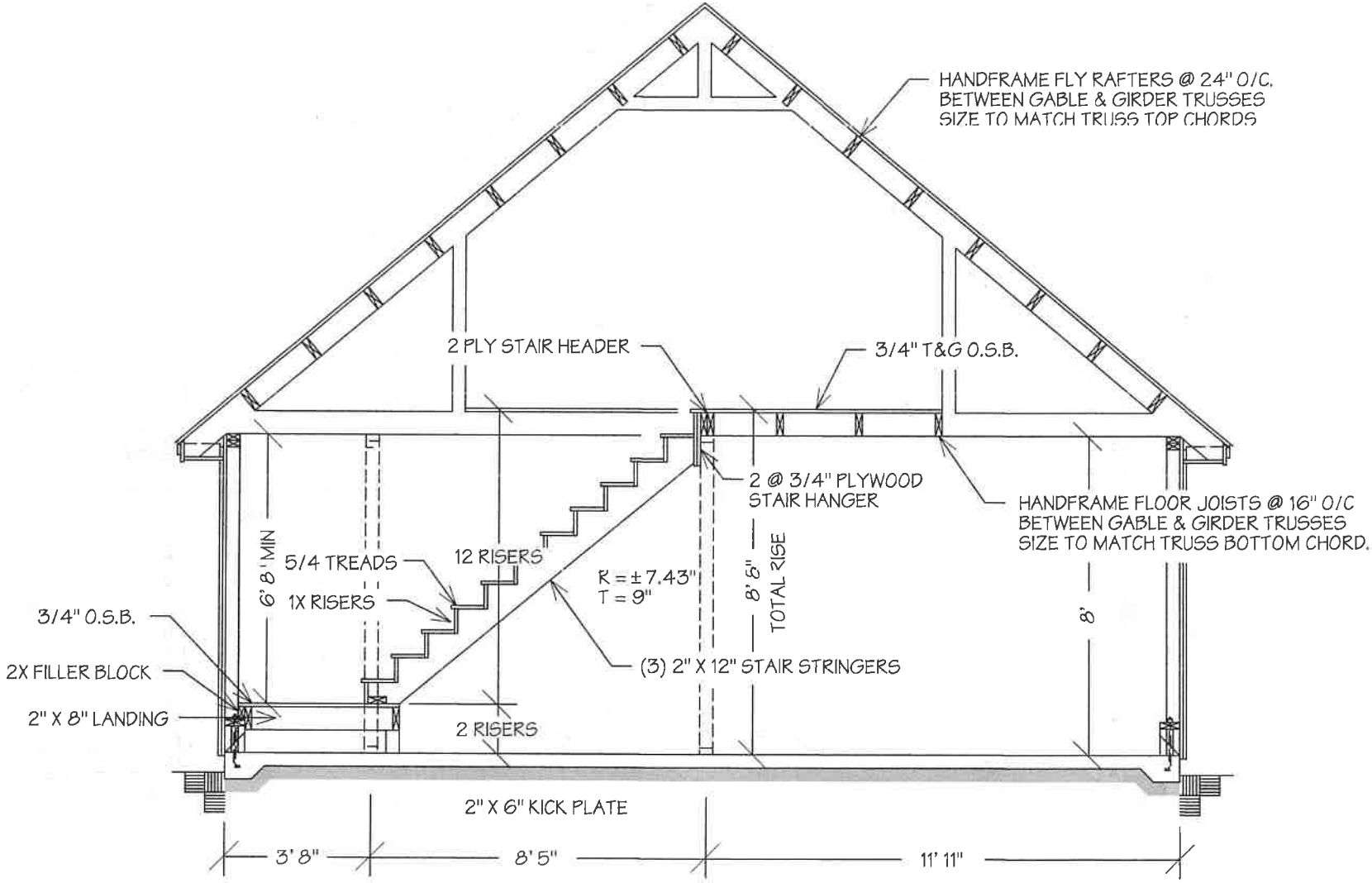
 - **GARAGE PLAN** Scale: 1/4" = 1' 0"



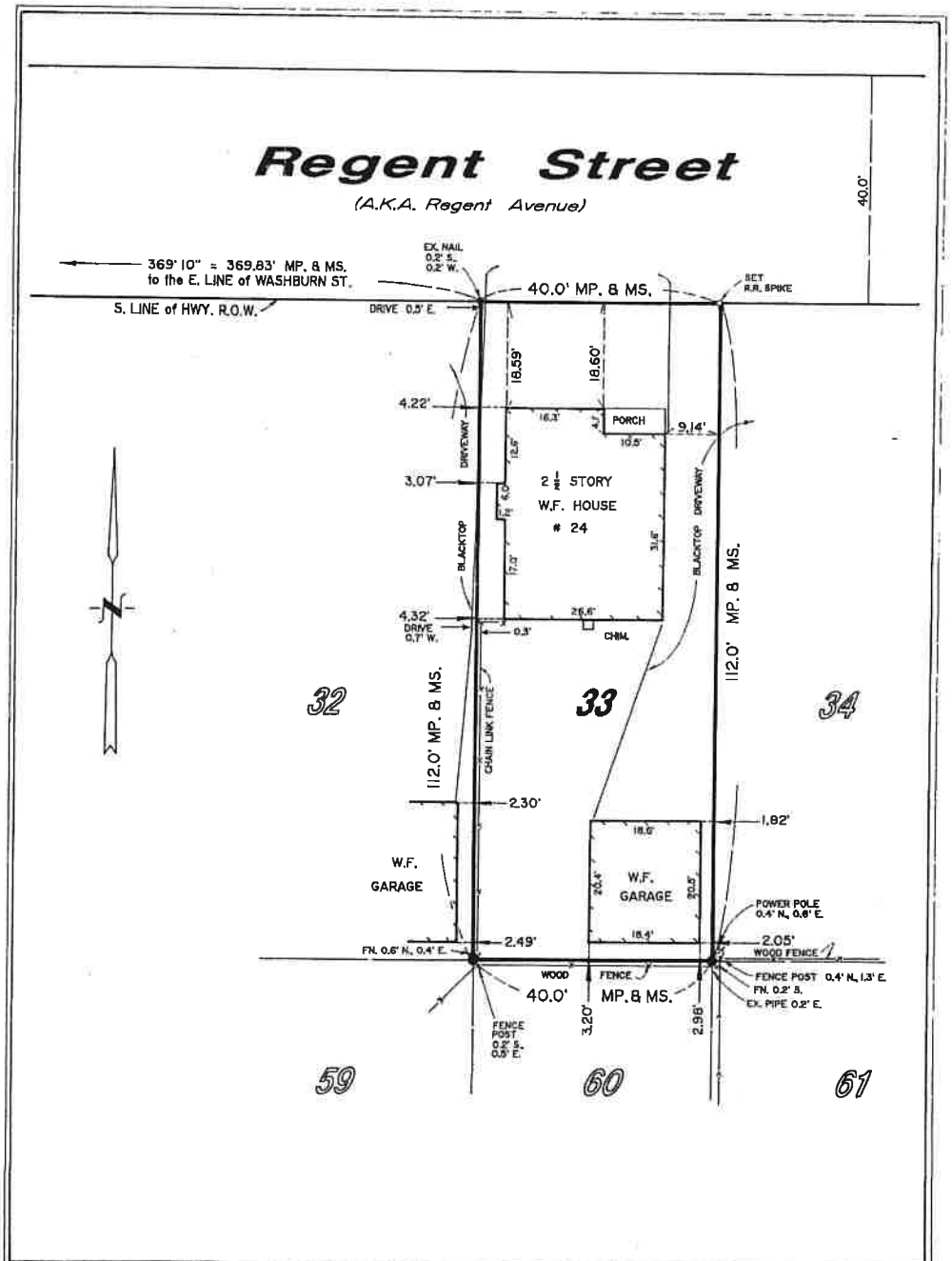
 - **FOUNDATION PLAN** Scale: 1/4" = 1' 0"



 - **BUILDING SECTION** Scale: 1/4" = 1' 0"



 - **STAIRWELL SECTION** Scale: 1/4" = 1' 0"



D. = DEED	MP. = MAP	MS. = MEASURED	● = EX. IRON	O = SET IRON	ENC. = ENCROACHMENT

NOTE: 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 A UPDATED ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

ROSS W. MARTIN
PROFESSIONAL LAND SURVEYOR
5445 LEETE ROAD, LOCKPORT, N.Y. 14094
PHONE # (716) 434 - 6531 ; FAX # (716) 434 - 1130

SURVEY BEING PART OF LOT 9 , SECT. 14 , TWP. 14 , RG. 6 OF THE HOLLAND PURCHASE.

REF. MAP of "FAIR GROUNDS PARK" SUBDIVISION FILED IN N.C.C.O. IN MICROFILM MAP BK. II, PGS. 1099-1100.

LOCATION : CITY OF LOCKPORT , NIAGARA COUNTY , NEW YORK

SCALE : 1" = 20' | DATE : MARCH 10, 2007 | JOB # 070707L

Ross W. Martin

THIS MAP VOID FOR TRANSFER UNLESS EMBOSSED

Gmail

Michael Campbell <mcamp1253@gmail.com>

New Garage @ 20 Regent St Lockport NY 14094

24' wide x 22' deep (M)

Michael Campbell <mcamp1253@gmail.com> Wed, Jul 5, 2023 at 9:44 AM
Draft

Campbells Remodeling Co.Inc
77 Park Lane Circle
Lockport NY 14094
716-251-7116

(M) Mrs Carmella Hanley
24 ~~20~~ Regent St
Lockport NY 14094

1) Remove existing garage structure. and garage floor from property.
2) Install a new concrete floor with a 12 inch haunch around the entire perimeter, approximate size 30ft wide x 22ft deep. 8ft high walls 16" on center and trusses 2ft on center.
4) A 16ft overhead raised panel steel door will be installed, the color will be white.
5) 2- 36in x 36in single hung windows will be installed, one in the rear and one on the west side.
6) 1- 36in 9-lite door will be installed on the west side, prime painted.
7) Electric will come through the slab in a conduit on the west front side.(electrical to include 3-ceiling single bulb lights 4- electrical wall plugs and overhead door power plug.)
8) Pyro-Guard CD plywood will be installed on the east side and rear wall, fire rated. the balance of walls will have regular CDX 1/2in sheathing.
9) Hardie plank siding pre painted white will be installed on the east side and rear of the garage, the balance of the walls will have DBL 5 in white vinyl siding.
10) White vinyl soffit and aluminum fascia will be installed on all rakes and eaves.
11) New white seamless gutters and downspouts will be installed on all eaves.
12) 6ft of ice and water to be installed on all eaves, new white metal on all rakes and eaves,and 30yr GAF architectural shingles installed to the manufacturer's specifications, color to be black.
13) 2- black aluminum roof vents will be cut in on the rear upper.
14) Campbells Remodeling Co Inc will get the necessary permit from the City of Lockport Building Dept for construction.

Labor and materials to complete the above scope of work $ 39,975.00.
Payments to be made as follows $19,600.00 deposit $ 14,800.00 upon delivery of lumber and balance of $5,475.00 due when complete.

Michael Campbell 7/5/23
Campbells Remodeling Co. Inc Date

Owner Date

Approximate starting date August 1st 2023