



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

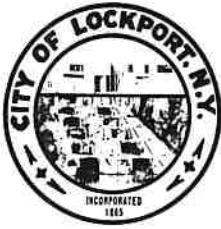
Megan Brewer

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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Chief Building Inspector

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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

2301

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 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: _____

Describe how the requested variance will not alter the character of the larger neighborhood or impact adjacent properties:
See previous numbers have similar situations

My existing home is close to property line

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

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.

VARIANCE STANDARDS (USE VARIANCE)

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

is rotten

BRIEF HISTORY OF PROPERTY (historic use of property, ownership history, etc.)
owned house for 2 years and deck with new lumber

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)

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
C. = CENTERLINE

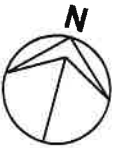
D. = DEED
DIA. = DIAMETER
DIST. = DISTANCE
E. = EAST
EJB = ELECTRICAL
JUNCTION BOX
ENC. = ENCROACHMENT

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

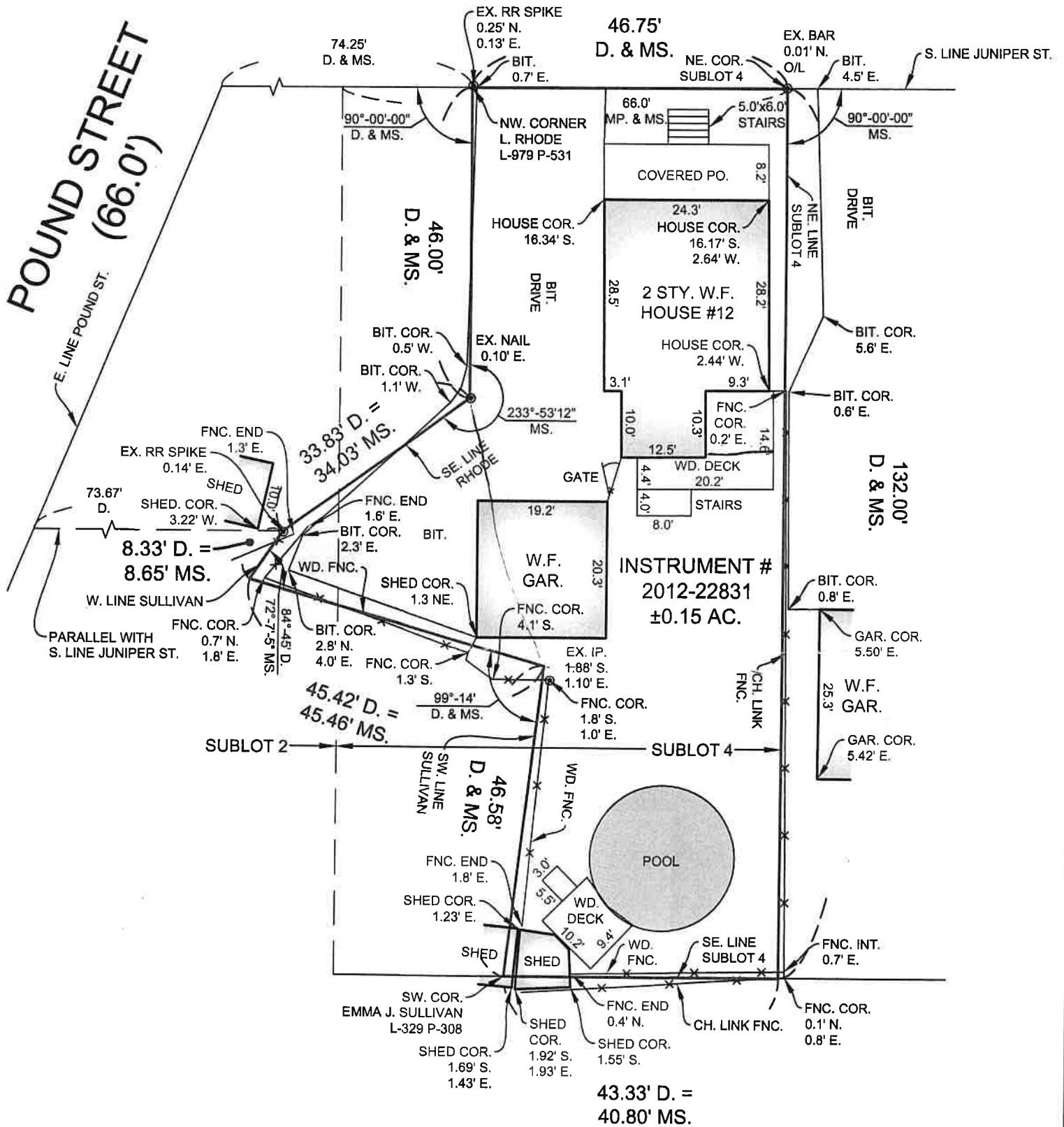
P = PAGE
P. = PROPERTY LINE
PAV'T = PAVEMENT
RD. = ROAD
S. = SOUTH
ST. = STREET
STY. = STORY

TJB = TELEPHONE
JUNCTION BOX
TYP. = TYPICAL
W. = WEST
W/ = WITH
WD. = WOOD
W.F. = WOODFRAME



JUNIPER STREET (49.5')

POUND STREET (66.0')



INSTRUMENT #
2012-22831
±0.15 AC.

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.

M. A. Kurt



Centerpointe Corporate Park * 375 Esajay Road, Suite 200
Williamsville, New York 14221
PHONE: 716.688.0768 FAX: 716.625.6625
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**

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
FAX: _____ E-MAIL: ssecord25@hotmail.com
CITY STATE ZIP

OWNER INFORMATION

NAME: Steve Secord ADDRESS: 109 Independence Dr
PHONE: 716 438 2796 Lkpt NY 14094
FAX: _____ E-MAIL: ssecord25@hotmail.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.)

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

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

Installation 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 RESPOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.



Signature (Applicant)

7.18.23

Date

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

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

Signature (Owner)

Date

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

2325

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): sssecord25@hotmail
kssecord25@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 Alarm, Pool Guards or Equiv.

Please Attach the Following:

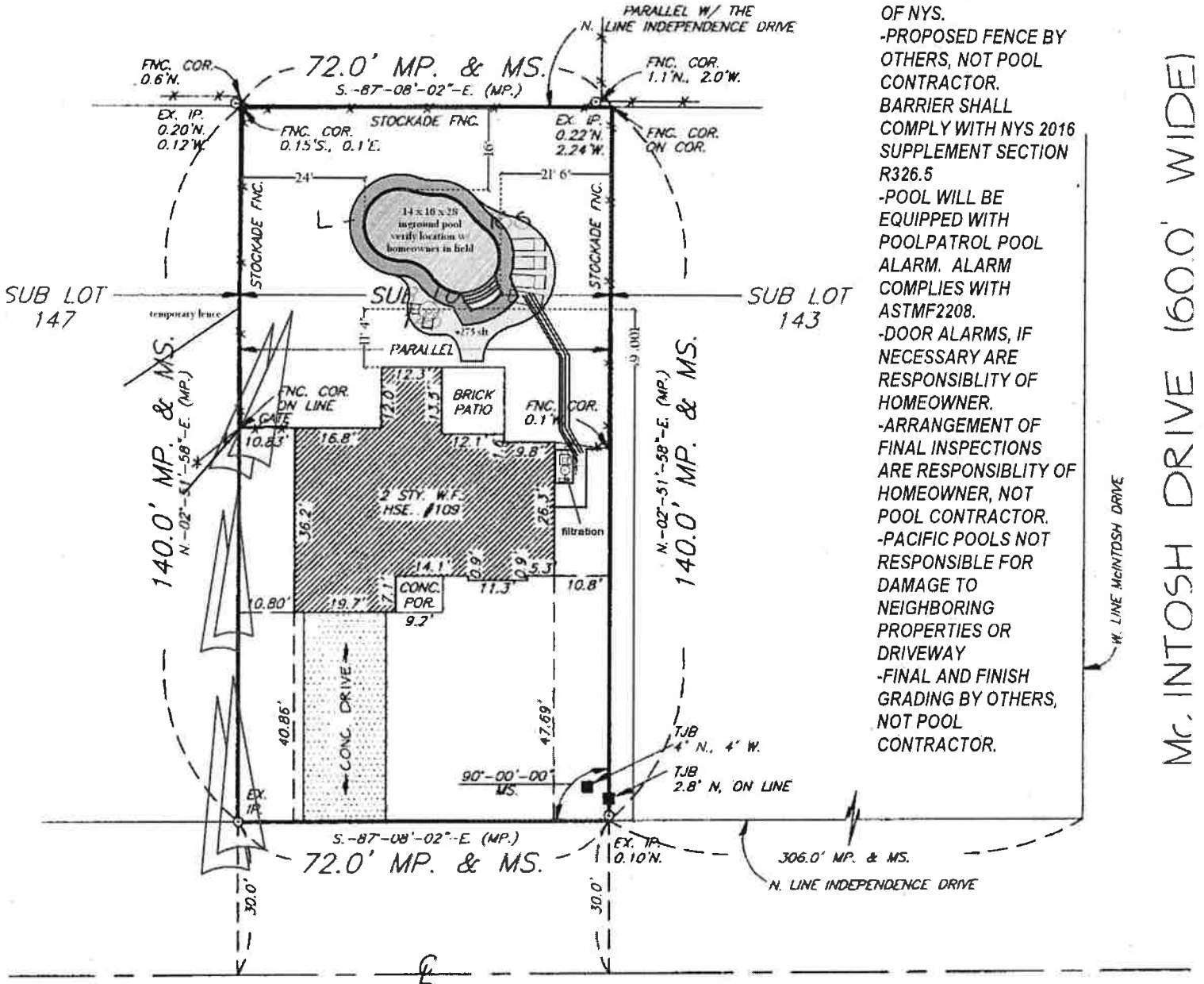
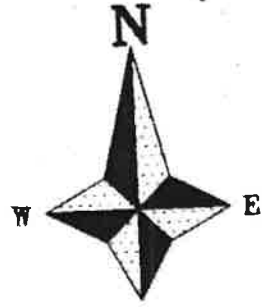
- Property Survey that is current and accurate
- Locations of the proposed structures
- Setback dimensions (front, rear, and all sides)
- Pool enclosures specifications (if necessary)
- Locations of electrical outlets & wiring

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

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

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.



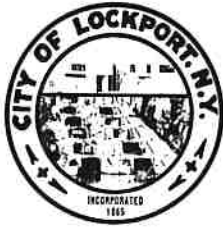
- POOL COVER WILL COMPLY WITH 403.9.3 OF THE ENERGY CONSERVATION CODE OF NYS.
- PROPOSED FENCE BY OTHERS, NOT POOL CONTRACTOR. BARRIER SHALL COMPLY WITH NYS 2016 SUPPLEMENT SECTION R326.5
- POOL WILL BE EQUIPPED WITH POOLPATROL POOL ALARM. ALARM COMPLIES WITH ASTM F2208.
- DOOR ALARMS, IF NECESSARY ARE RESPONSIBILITY OF HOMEOWNER.
- ARRANGEMENT OF FINAL INSPECTIONS ARE RESPONSIBILITY 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.

INDEPENDENCE DRIVE (60.0' WIDE)

area 127.5 SF
 actual 2,006

Scale: 1/30" = 1 ft

WRD 2/13/92



Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
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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**

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

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

OWNER INFORMATION

NAME: See Attached ADDRESS: _____

PHONE: _____

FAX: _____ E-MAIL: _____

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.)

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



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

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses, income, and any other financial activity.

The second part of the document provides a detailed breakdown of the accounting cycle. It outlines the ten steps involved in the process, from identifying the accounting entity to preparing financial statements. Each step is explained in detail, with examples provided to illustrate the concepts.

The third part of the document focuses on the classification of accounts. It discusses the different types of accounts, such as assets, liabilities, equity, and income, and how they are used to record and summarize financial transactions. It also explains the importance of using the correct account names and descriptions to avoid errors.

The fourth part of the document covers the process of journalizing and posting. It explains how to create journal entries based on the accounting cycle and how to post these entries to the appropriate T-accounts. It also discusses the importance of double-checking the entries to ensure accuracy.

The fifth part of the document discusses the preparation of financial statements. It explains how to calculate the ending balances for each account and how to use these balances to prepare the balance sheet, income statement, and statement of owner's equity. It also provides examples of how to format these statements.

The sixth part of the document covers the process of closing the books. It explains how to transfer the ending balances of the income and equity accounts to the beginning balances of the next period. It also discusses the importance of closing the books to ensure that the financial statements for the next period are accurate.

The seventh part of the document discusses the importance of internal controls. It explains how to design and implement controls to prevent errors and fraud. It also provides examples of common internal controls used in small businesses.

The eighth part of the document covers the process of reconciling the books. It explains how to compare the ending balances of the books to the bank statements and other external records. It also discusses the importance of reconciling the books to ensure that the financial statements are accurate.

The ninth part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses, income, and any other financial activity.

The tenth part of the document provides a detailed breakdown of the accounting cycle. It outlines the ten steps involved in the process, from identifying the accounting entity to preparing financial statements. Each step is explained in detail, with examples provided to illustrate the concepts.

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

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses, income, and any other financial activity.

The second part of the document provides a detailed breakdown of the accounting process. It starts with the identification of the accounting cycle, which consists of eight steps: identifying the accounting cycle, analyzing the source documents, journalizing the transactions, posting to the ledger, preparing a trial balance, adjusting the accounts, preparing financial statements, and closing the books.

The third part of the document discusses the various types of accounts used in accounting. It categorizes them into assets, liabilities, equity, revenue, and expense accounts. It explains how each type of account is used to record and track different aspects of the business's financial performance.

The fourth part of the document covers the preparation of financial statements. It outlines the steps involved in creating a balance sheet, an income statement, and a statement of cash flows. It also discusses the importance of these statements in providing a clear and concise overview of the company's financial health.

The fifth part of the document discusses the role of the accountant in the business. It highlights the various responsibilities of an accountant, including maintaining the books, preparing financial statements, and providing financial advice to management. It also discusses the importance of staying up-to-date on the latest accounting standards and regulations.

The sixth part of the document discusses the importance of internal controls. It explains how internal controls help to prevent and detect errors and fraud, and how they can be used to improve the efficiency of the business's operations. It also discusses the various types of internal controls that can be implemented.

The seventh part of the document discusses the role of the auditor. It explains how auditors are used to verify the accuracy of the financial statements and to ensure that the company is in compliance with applicable laws and regulations. It also discusses the various types of audits that can be performed.

The eighth part of the document discusses the importance of ethics in accounting. It explains how accountants have a duty to act ethically and to provide accurate and honest financial information. It also discusses the various ethical dilemmas that accountants may face and how they should be resolved.

The ninth part of the document discusses the future of accounting. It discusses the impact of technology on the accounting profession and how accountants can adapt to these changes. It also discusses the importance of continuing education and staying up-to-date on the latest accounting trends.

The tenth part of the document discusses the importance of communication in accounting. It explains how accountants need to be able to communicate effectively with management and other stakeholders. It also discusses the various communication skills that accountants need to have.

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

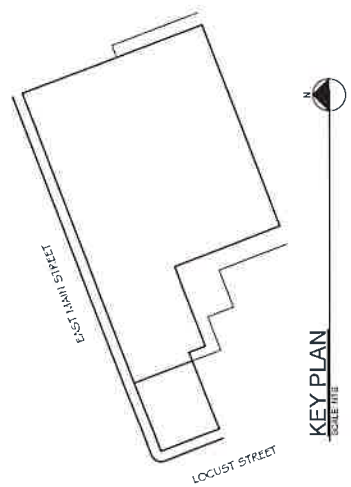
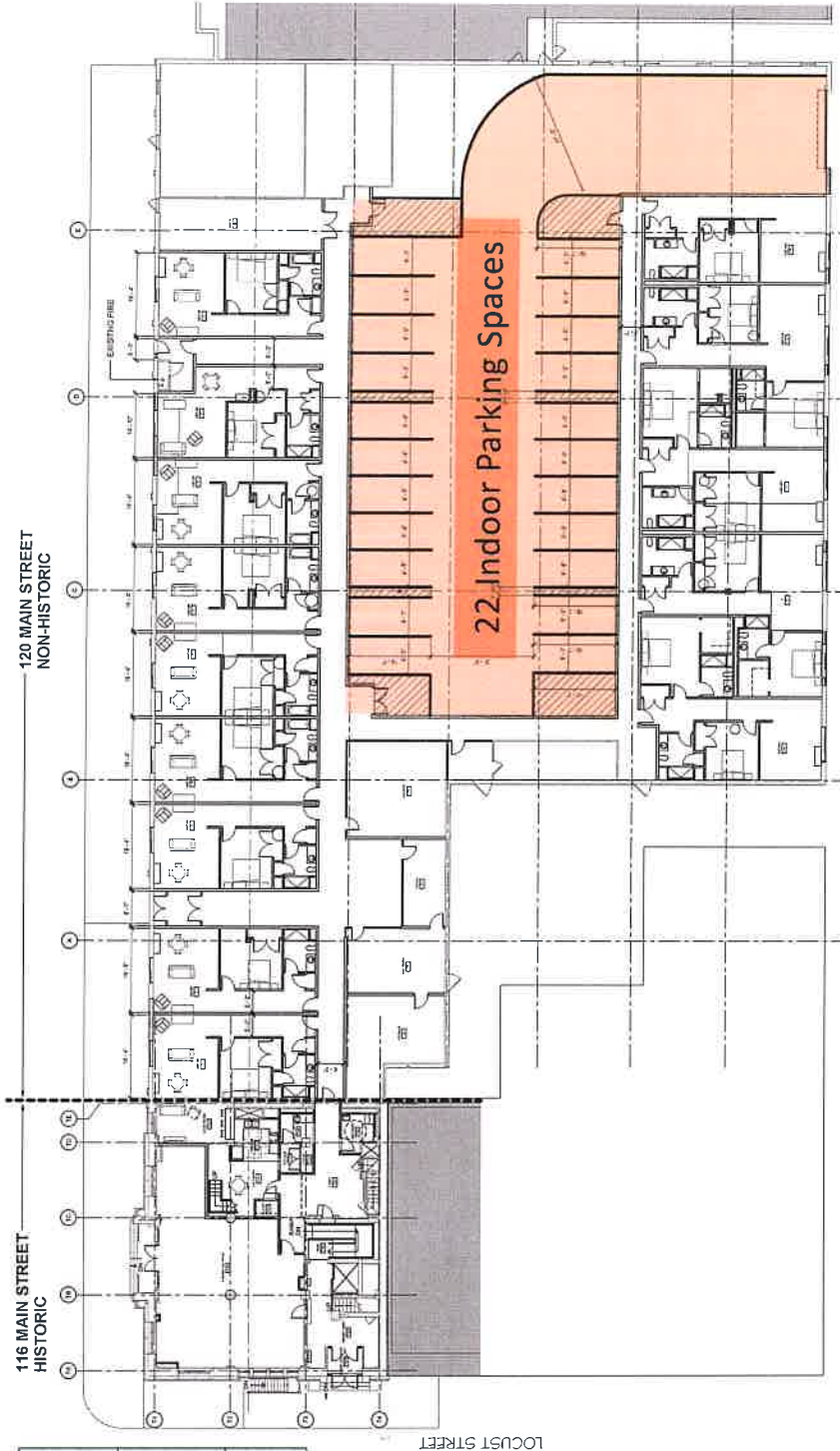
The urban structures currently contain no parking and previous commercial/retail uses relied on street or surface lot parking to accommodate customers. The redevelopment plan, where the end use is much-needed housing in the city's core, must comply with a 2:1 parking ratio and would render the project 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 BEDROOM UNITS (TOWER) = 11
NUMBER OF TWO BEDROOM UNITS (TOWER) = 5
TOTAL OF TOWER UNITS = 16
OVERALL TOTAL NUMBER OF UNITS = 30
TOTAL NUMBER OF COVERED PARKING SPACES = 22



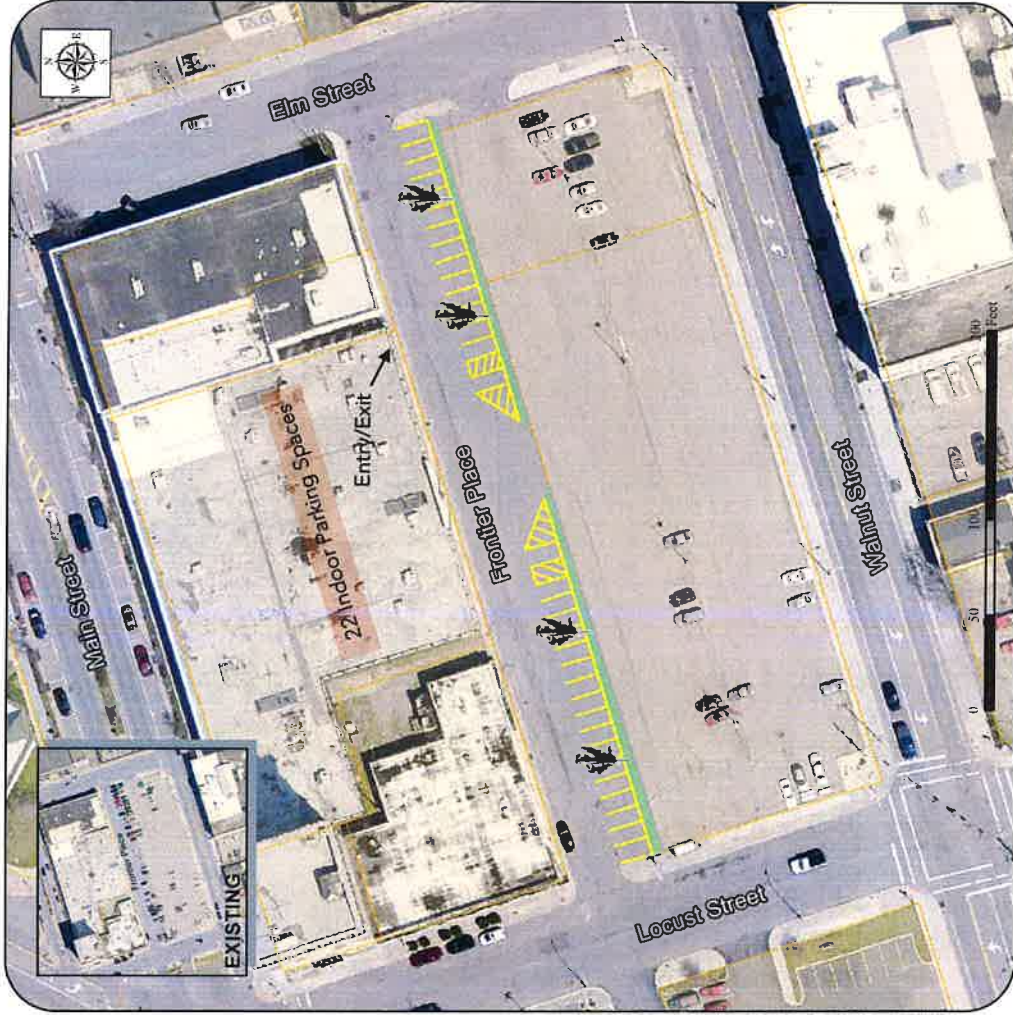
Frontier Place



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 derived 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 depicted 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

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses and income. The document also highlights the need for regular reconciliation of bank statements and the company's records to identify any discrepancies early on.

In addition, the document provides a detailed breakdown of the accounting cycle, from identifying the accounting entity to preparing financial statements. It explains how each step contributes to the overall accuracy and reliability of the financial data. The document also includes a section on the importance of internal controls, which are designed to prevent errors and fraud within the organization.

The second part of the document focuses on the practical application of these principles. It provides a series of examples and exercises that illustrate how to record and classify transactions. These examples cover a wide range of business activities, from simple sales to complex transactions involving multiple parties. The document also includes a section on the preparation of journal entries, which are the foundation of the accounting system.

Finally, the document concludes with a summary of the key points discussed throughout the document. It reiterates the importance of accuracy, consistency, and transparency in financial reporting. It also provides a list of resources for further study and a glossary of key terms used throughout the document.

savarino

DEVELOP | BUILD | MANAGE

Farmers & Mechanics Building Redevelopment

116-120 Main Street
Lockport, New York

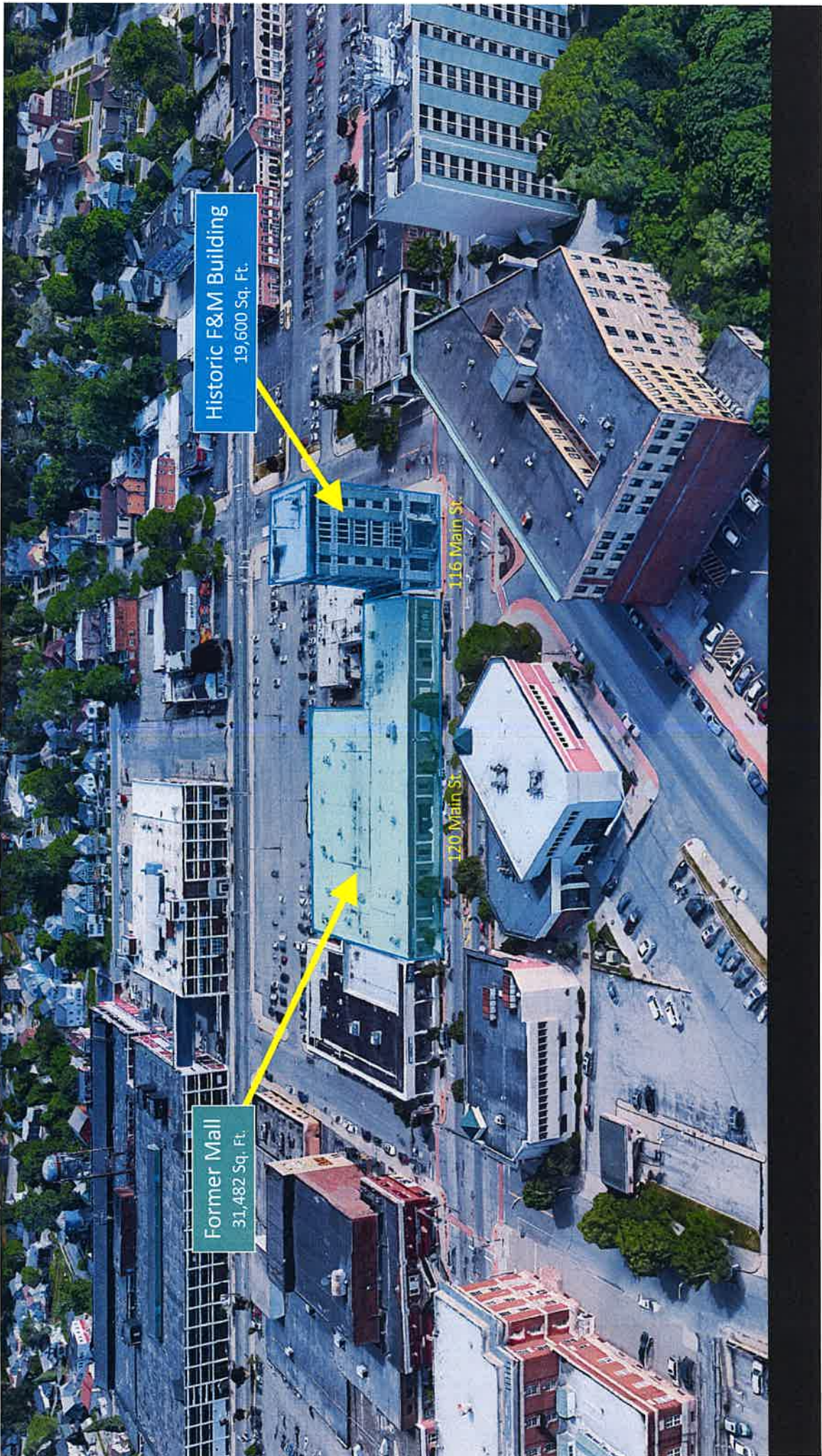


Project Overview

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 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.





Historic F&M Building
19,600 Sq. Ft.

Former Mall
31,482 Sq. Ft.



Construction Start
Estimated to be November 2023

Placed into Service
Estimated to be March 2025

Owner
Fortress Hill LLC

Developer
Savarino Companies

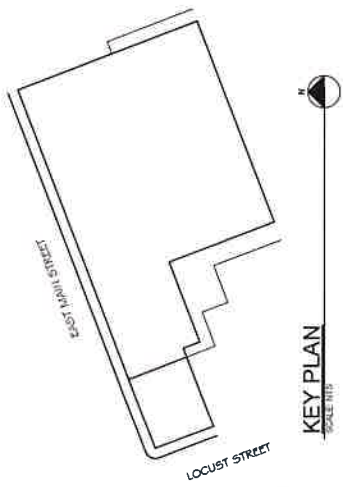
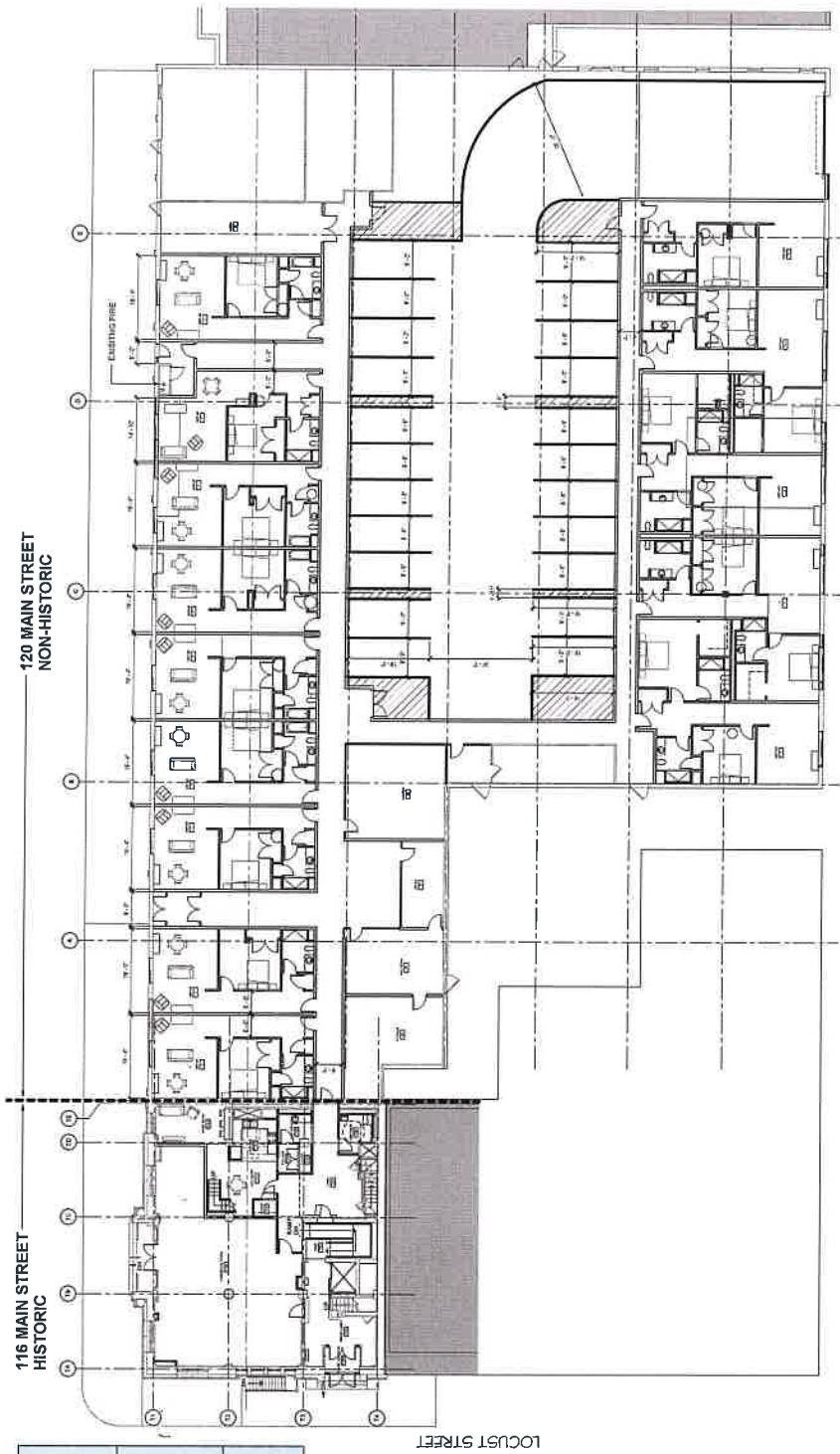
General Contractor
Savarino Companies

Property Manager
Savarino Companies

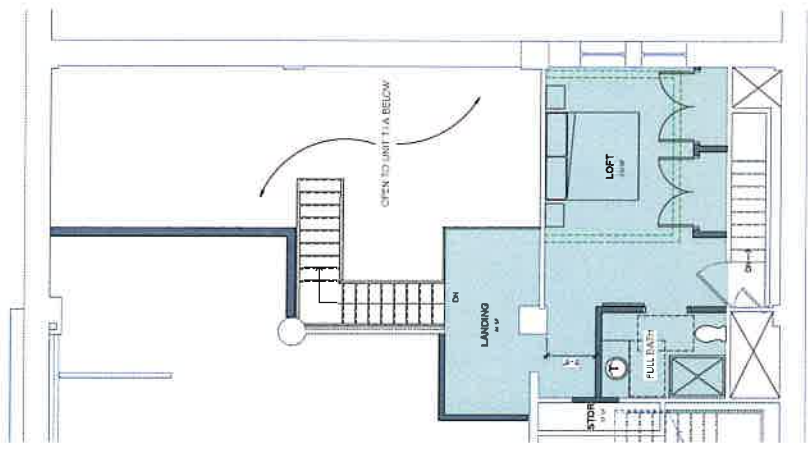
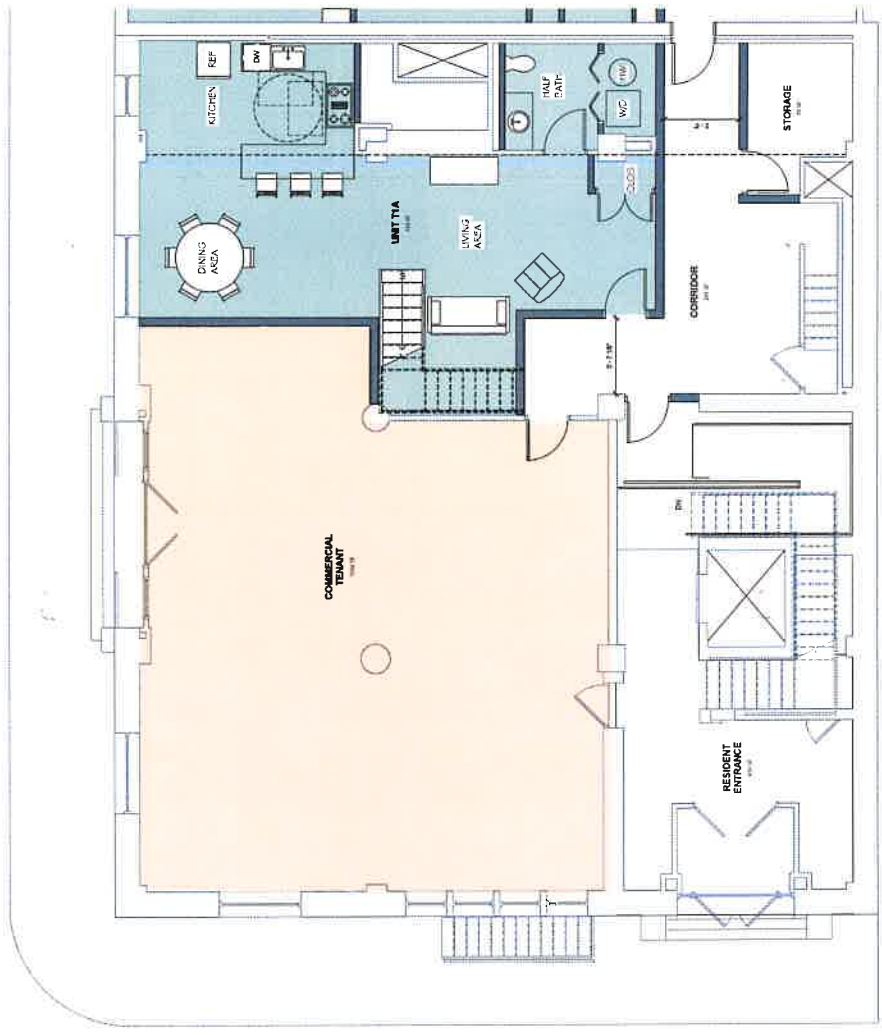
Historic Consultant
KTA Preservation Specialists

Architect/Engineer
Kideney Architects, P.C.

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

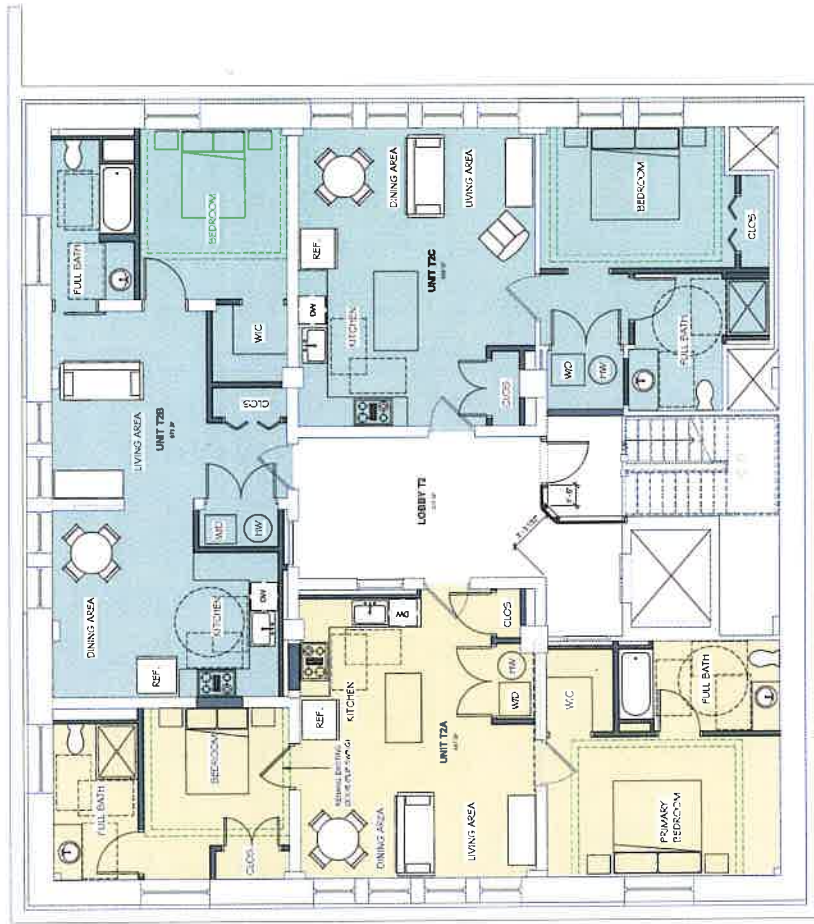


Tower & Mall – First Floor Plans

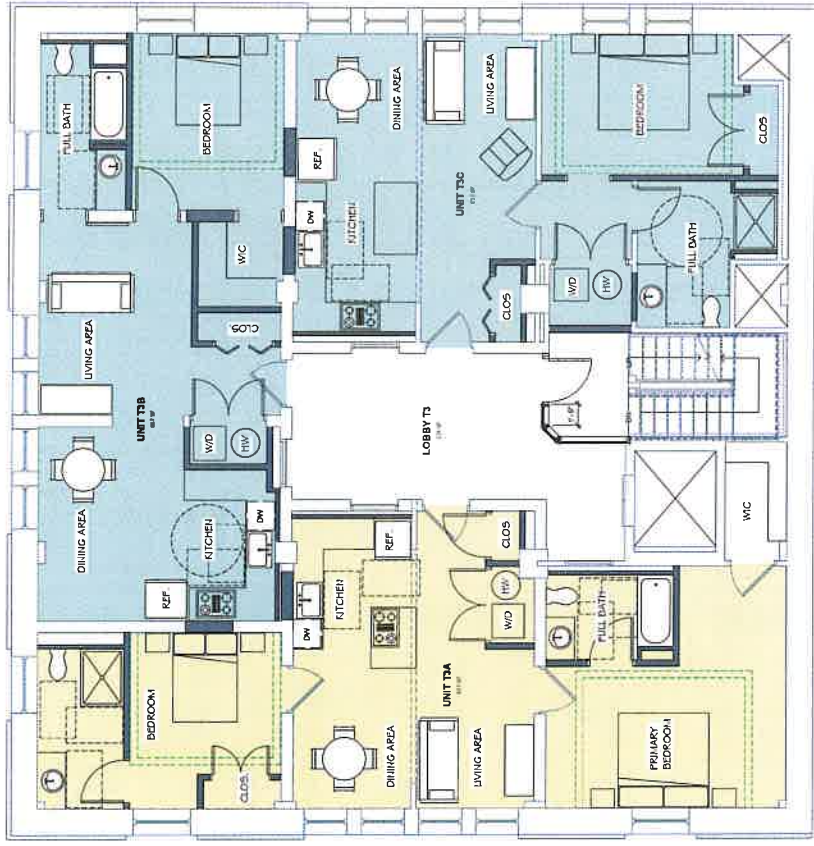


Tower – First Floor & Mezzanine Plans

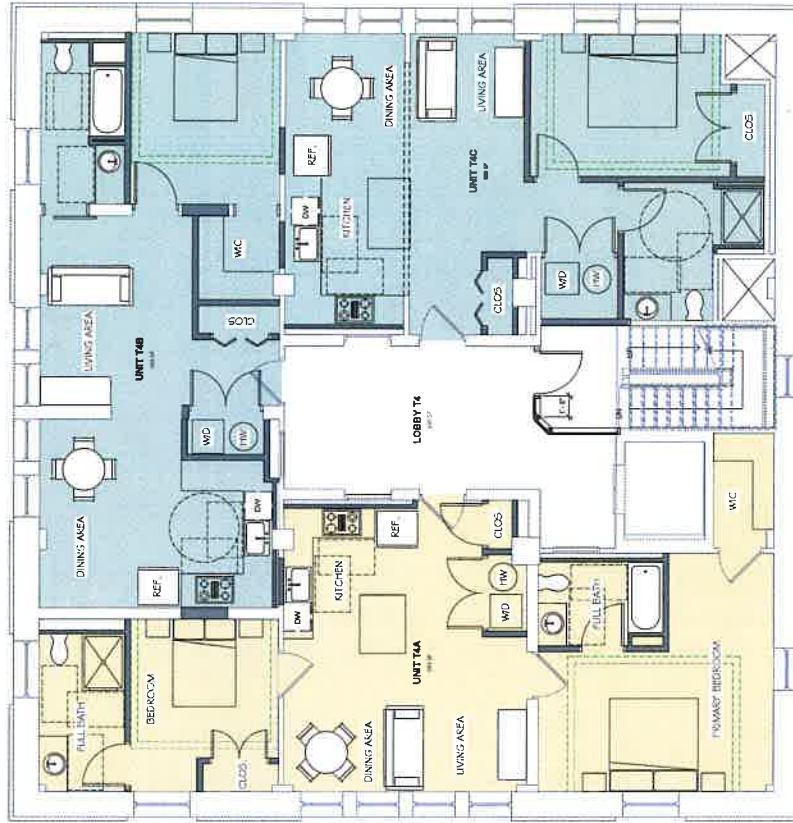




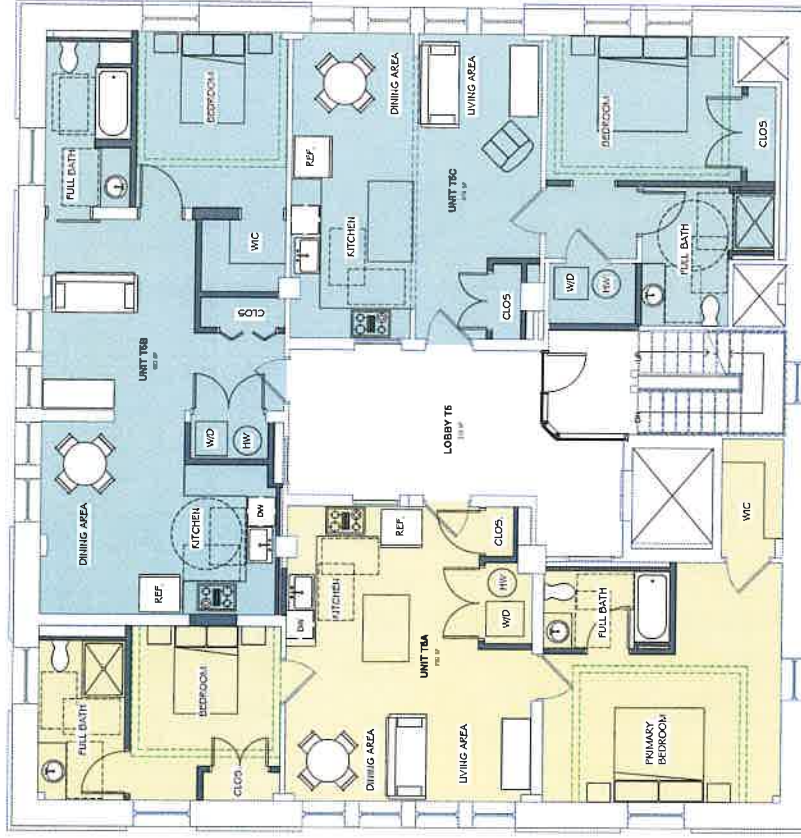
Tower 2nd Floor Plan



Tower 3rd Floor Plan



Tower 4th Floor Plan



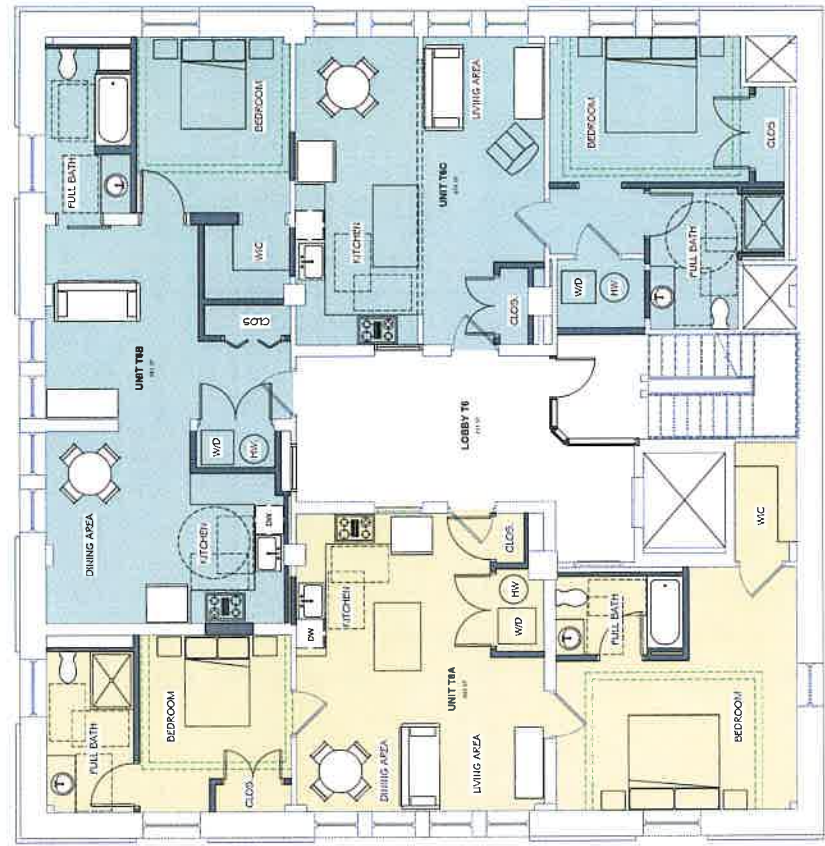
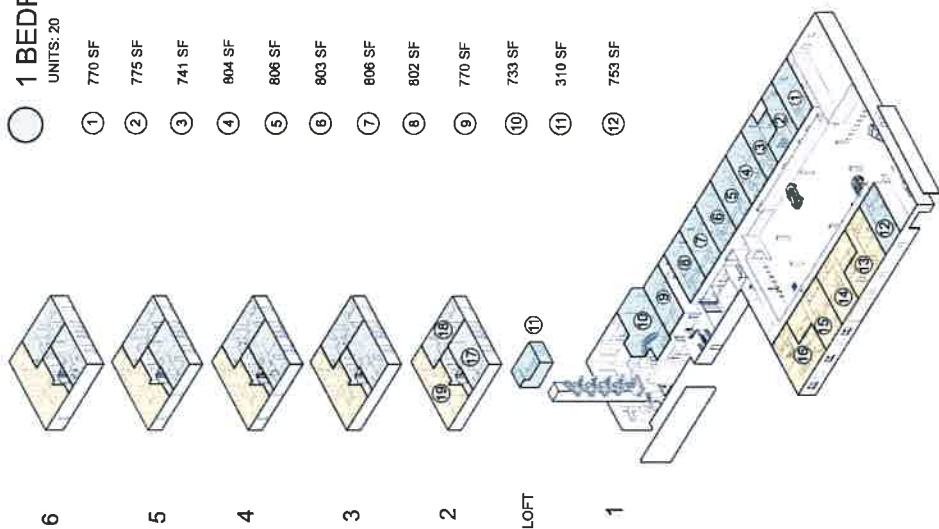
Tower 5th Floor Plan

1 BEDROOM
UNITS: 20

- ① 770 SF
- ② 775 SF
- ③ 741 SF
- ④ 804 SF
- ⑤ 806 SF
- ⑥ 803 SF
- ⑦ 806 SF
- ⑧ 802 SF
- ⑨ 770 SF
- ⑩ 733 SF
- ⑪ 310 SF
- ⑫ 753 SF

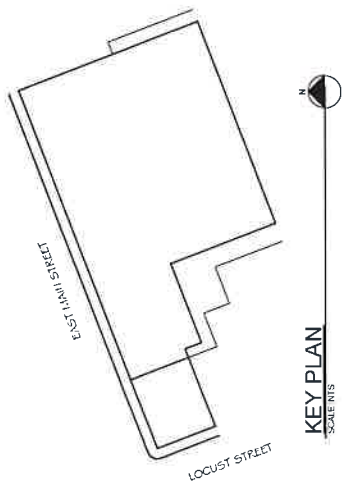
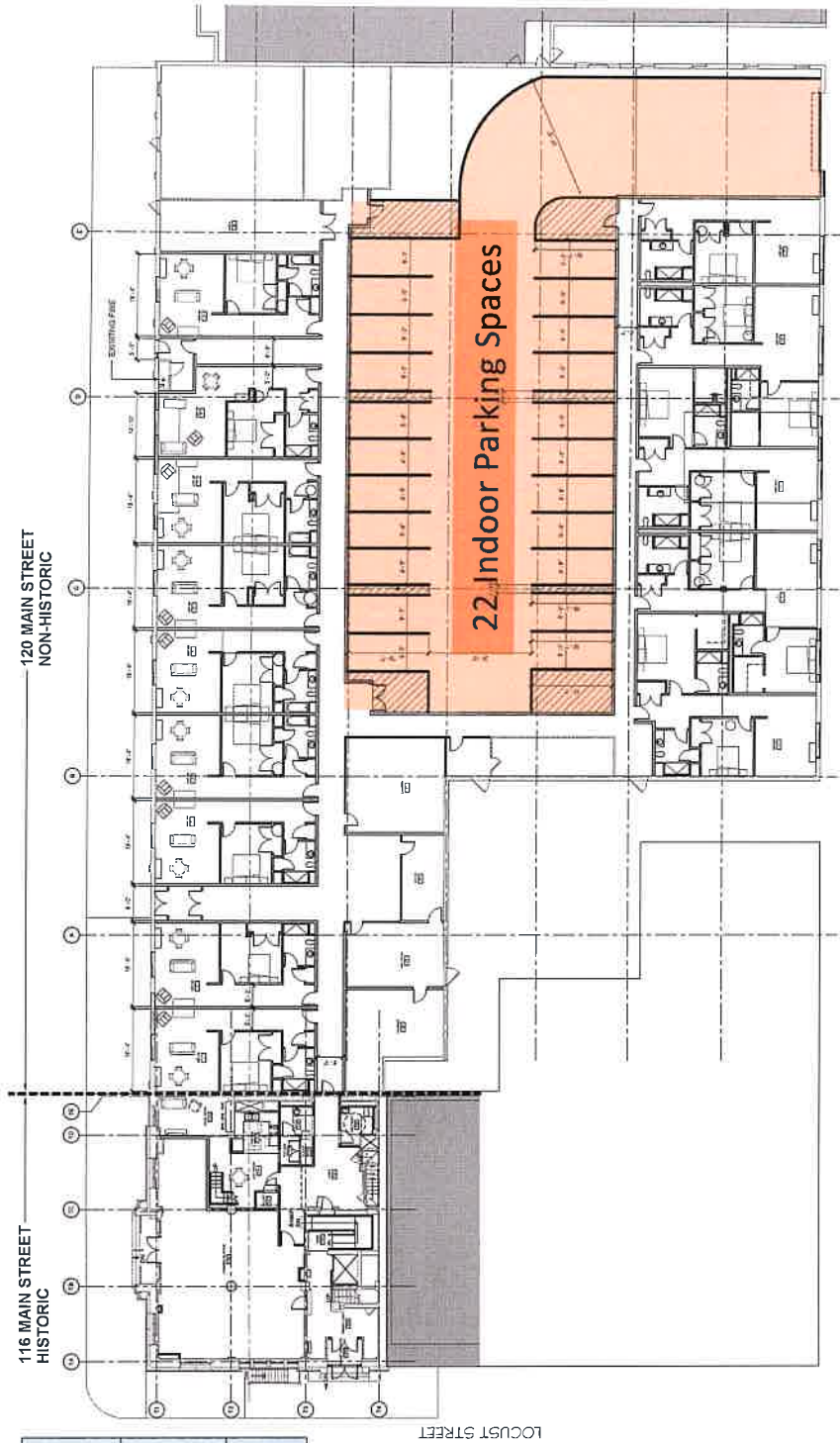
2 BEDROOM
UNITS: 20

- ⑬ 1118 SF
- ⑭ 1155 SF
- ⑮ 1115 SF
- ⑯ 1128 SF
- ⑰ 665 SF
- ⑱ 673 SF
- ⑲ 847 SF



Tower 6th Floor Plan

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



KEY PLAN
SCALE NTS

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



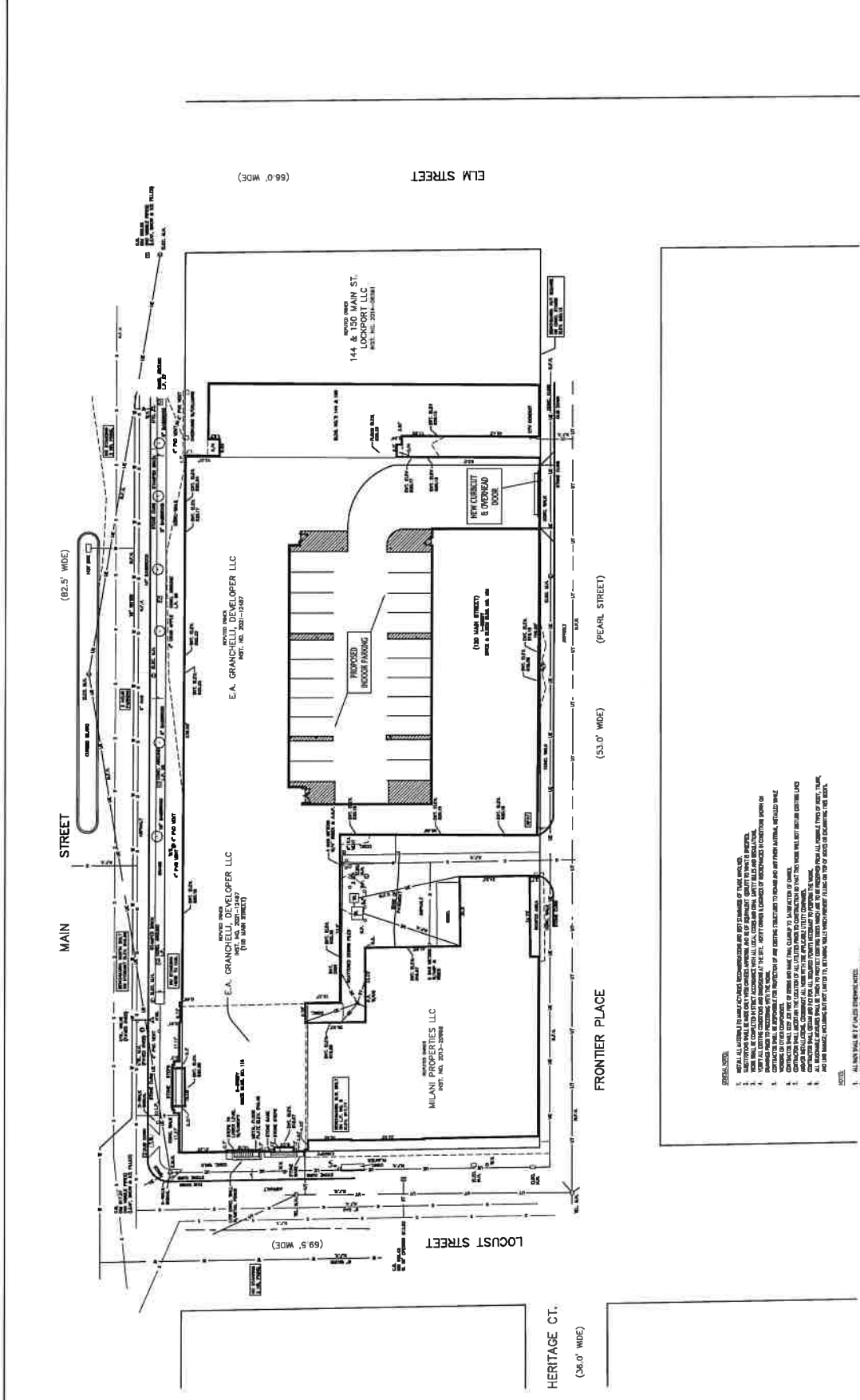
Attachment D

Site Plan of Redevelopment Project

(11"x 17" Copies also Submitted Separately)



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- GENERAL NOTES:**
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE CLIENT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYS DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION (DOT) SPECIFICATIONS AND THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYS DEPARTMENT OF TAXATION AND FINANCE (DOT) REGULATIONS.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYS DEPARTMENT OF HEALTH (DOH) REGULATIONS.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYS DEPARTMENT OF LABOR (DOL) REGULATIONS.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYS DEPARTMENT OF SOCIAL SERVICES (DSS) REGULATIONS.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYS DEPARTMENT OF EDUCATION (DOE) REGULATIONS.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYS DEPARTMENT OF CORRECTIONS AND COMMUNITY SUPERVISION (DOCCS) REGULATIONS.
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYS DEPARTMENT OF STATE (DOS) REGULATIONS.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS.

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

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Project No. 22.9195.39
Photo Date: November 17, 2022

SITE PHOTOGRAPHS
Two Commercial Structures
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Lockport, New York

PHOTOGRAPH VIEWS



Photo 13: Building one; first floor former bank safe



Photo 14: Building one; second floor

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Lockport, New York

PHOTOGRAPH VIEWS



Photo 15: Building one; second floor



Photo 16: Building one; second floor

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Two Commercial Structures
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Lockport, New York

PHOTOGRAPH VIEWS



Photo 17: Building one; second floor



Photo 18: Building one; second floor peeling paint

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SITE PHOTOGRAPHS
Two Commercial Structures
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Lockport, New York

PHOTOGRAPH VIEWS



Photo 19: Building one; third floor peeling paint



Photo 20: Building one; third floor peeling paint

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SITE PHOTOGRAPHS
Two Commercial Structures
116-120 Main Street
Lockport, New York

PHOTOGRAPH VIEWS



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



Photo 22: Building one; fourth floor bathroom

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Lockport, New York

PHOTOGRAPH VIEWS



Photo 23: Building one; fourth floor



Photo 24: Building one; fourth floor peeling paint

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Lockport, New York

PHOTOGRAPH VIEWS



Photo 25: Building one; fourth floor elevator



Photo 26: Building one; fifth floor

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SITE PHOTOGRAPHS
Two Commercial Structures
116-120 Main Street
Lockport, New York

PHOTOGRAPH VIEWS



Photo 27: Building one; fifth floor peeling paint



Photo 28: Building one; sixth floor ceiling

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SITE PHOTOGRAPHS
Two Commercial Structures
116-120 Main Street
Lockport, New York

PHOTOGRAPH VIEWS

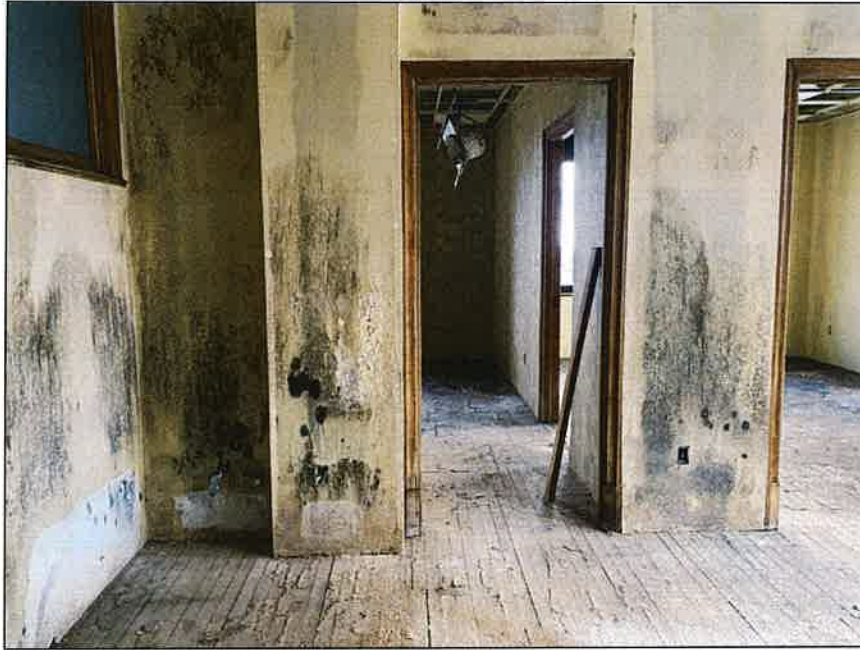


Photo 29: Building one; sixth floor suspect mold



Photo 30: Building one; sixth floor

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Project No. 22.9195.39
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SITE PHOTOGRAPHS
Two Commercial Structures
116-120 Main Street
Lockport, New York

PHOTOGRAPH VIEWS



Photo 31: Building one; roof access



Photo 32: Building one; elevator equipment

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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 33: Building one; daylight basement



Photo 34: Building one; daylight basement

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Photo Date: November 17, 2022

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Two Commercial Structures
116-120 Main Street
Lockport, New York

PHOTOGRAPH VIEWS



Photo 35: Building two; overview



Photo 36: Building two; overview

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Photo Date: November 17, 2022

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Two Commercial Structures
116-120 Main Street
Lockport, New York

PHOTOGRAPH VIEWS



Photo 37: Building two; overview



Photo 38: Building two; overview

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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 39: Building two; overview



Photo 40: Building two; area of former bathroom

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Project No. 22.9195.39
Photo Date: November 17, 2022

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Two Commercial Structures
116-120 Main Street
Lockport, New York

PHOTOGRAPH VIEWS



Photo 41: Building two; roof view



Photo 42: Building one; roof

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Photo Date: November 17, 2022

SITE PHOTOGRAPHS
Two Commercial Structures
116-120 Main Street
Lockport, New York

PHOTOGRAPH VIEWS



Photo 43: Building one; roof



Photo 44: Building one; construction date

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SITE PHOTOGRAPHS
Two Commercial Structures
116-120 Main Street
Lockport, New York

PHOTOGRAPH VIEWS



Photo 45: Building two exterior natural gas meters



Photo 46: Two pad-mounted transformers

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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 47: North adjacent property



Photo 48: East adjacent property

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Photo Date: November 17, 2022

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Lockport, New York

PHOTOGRAPH VIEWS



Photo 49: South adjacent property



Photo 50: South adjacent property

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Project No. 22.9195.39
Photo Date: November 17, 2022

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Two Commercial Structures
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Lockport, New York

PHOTOGRAPH VIEWS



Photo 51: South adjacent property



Photo 52: West adjacent property

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Project No. 22.9195.39
Photo Date: November 17, 2022

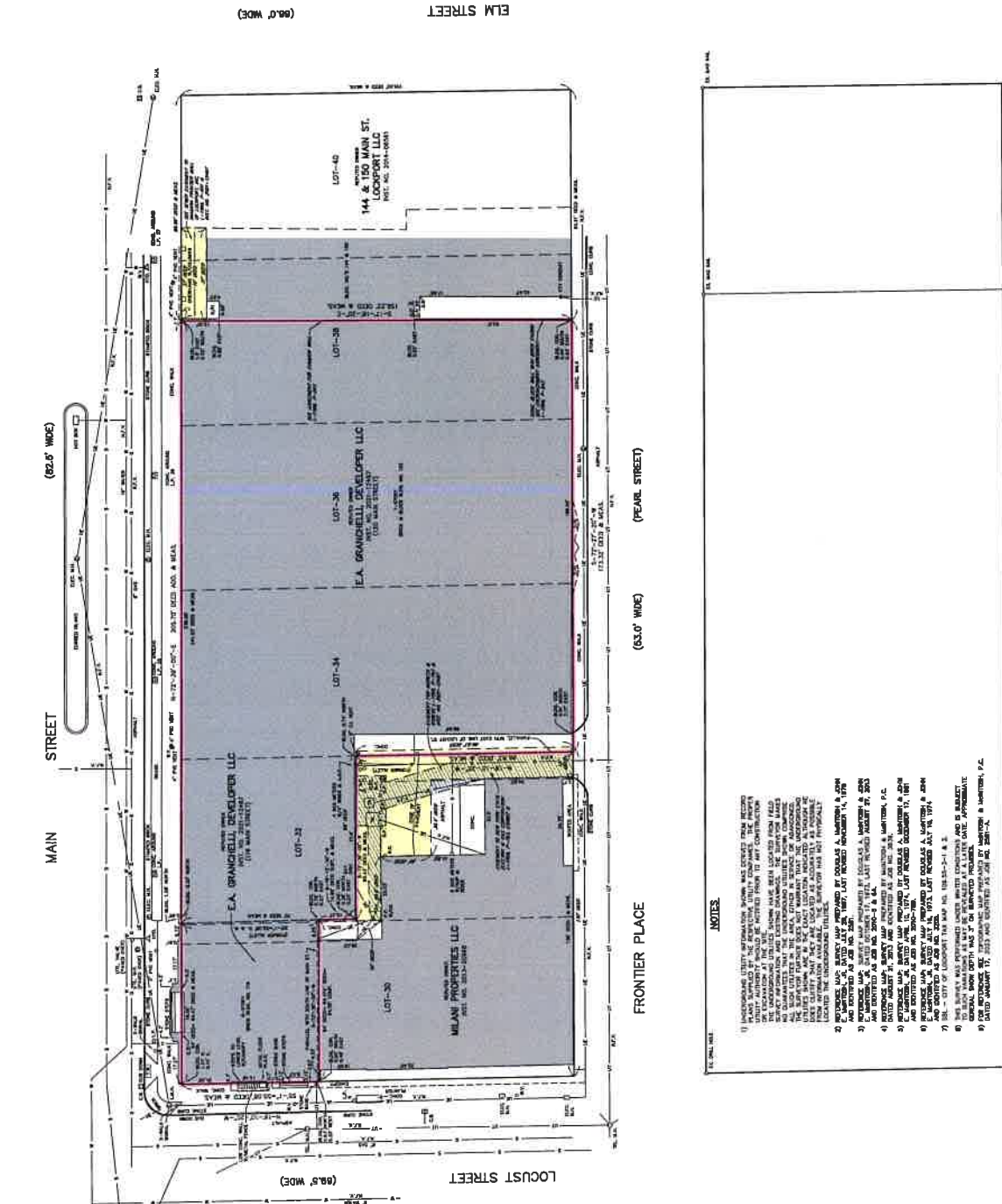
SITE PHOTOGRAPHS
Two Commercial Structures
116-120 Main Street
Lockport, New York

Attachment F

Property Survey

(11"x 17" Copies also Submitted Separately)

- LEGEND**
- 1" WIDE
 - 2" WIDE
 - 3" WIDE
 - 4" WIDE
 - 5" WIDE
 - 6" WIDE
 - 7" WIDE
 - 8" WIDE
 - 9" WIDE
 - 10" WIDE
 - 12" WIDE
 - 15" WIDE
 - 18" WIDE
 - 24" WIDE
 - 30" WIDE
 - 36" WIDE
 - 48" WIDE
 - 60" WIDE
 - 72" WIDE
 - 96" WIDE
 - 120" WIDE
 - 144" WIDE
 - 168" WIDE
 - 192" WIDE
 - 216" WIDE
 - 240" WIDE
 - 288" WIDE
 - 336" WIDE
 - 384" WIDE
 - 432" WIDE
 - 480" WIDE
 - 528" WIDE
 - 576" WIDE
 - 624" WIDE
 - 672" WIDE
 - 720" WIDE
 - 768" WIDE
 - 816" WIDE
 - 864" WIDE
 - 912" WIDE
 - 960" WIDE
 - 1008" WIDE
 - 1056" WIDE
 - 1104" WIDE
 - 1152" WIDE
 - 1200" WIDE
 - 1248" WIDE
 - 1296" WIDE
 - 1344" WIDE
 - 1392" WIDE
 - 1440" WIDE
 - 1488" WIDE
 - 1536" WIDE
 - 1584" WIDE
 - 1632" WIDE
 - 1680" WIDE
 - 1728" WIDE
 - 1776" WIDE
 - 1824" WIDE
 - 1872" WIDE
 - 1920" WIDE
 - 1968" WIDE
 - 2016" WIDE
 - 2064" WIDE
 - 2112" WIDE
 - 2160" WIDE
 - 2208" WIDE
 - 2256" WIDE
 - 2304" WIDE
 - 2352" WIDE
 - 2400" WIDE
 - 2448" WIDE
 - 2496" WIDE
 - 2544" WIDE
 - 2592" WIDE
 - 2640" WIDE
 - 2688" WIDE
 - 2736" WIDE
 - 2784" WIDE
 - 2832" WIDE
 - 2880" WIDE
 - 2928" WIDE
 - 2976" WIDE
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BEING ALSO PART OF CITY LOTS-30, 32 & 38 AND LOTS-34 & 36

MONITOSH & MONITOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
1000 WEST 10TH STREET, SUITE 200
ROCHESTER, NY 14623
PHONE: 716-243-1300
FAX: 716-243-1301
DATE: JANUARY 17, 2023

NO.	DESCRIPTION	DATE
1	PREPARED BY MONITOSH & MONITOSH, P.C.	1/17/23
2	REVISED BY MONITOSH & MONITOSH, P.C.	1/17/23
3	REVISED BY MONITOSH & MONITOSH, P.C.	1/17/23
4	REVISED BY MONITOSH & MONITOSH, P.C.	1/17/23
5	REVISED BY MONITOSH & MONITOSH, P.C.	1/17/23
6	REVISED BY MONITOSH & MONITOSH, P.C.	1/17/23
7	REVISED BY MONITOSH & MONITOSH, P.C.	1/17/23
8	REVISED BY MONITOSH & MONITOSH, P.C.	1/17/23
9	REVISED BY MONITOSH & MONITOSH, P.C.	1/17/23
10	REVISED BY MONITOSH & MONITOSH, P.C.	1/17/23

HERITAGE CT. (66.0' WIDE)

WALNUT STREET

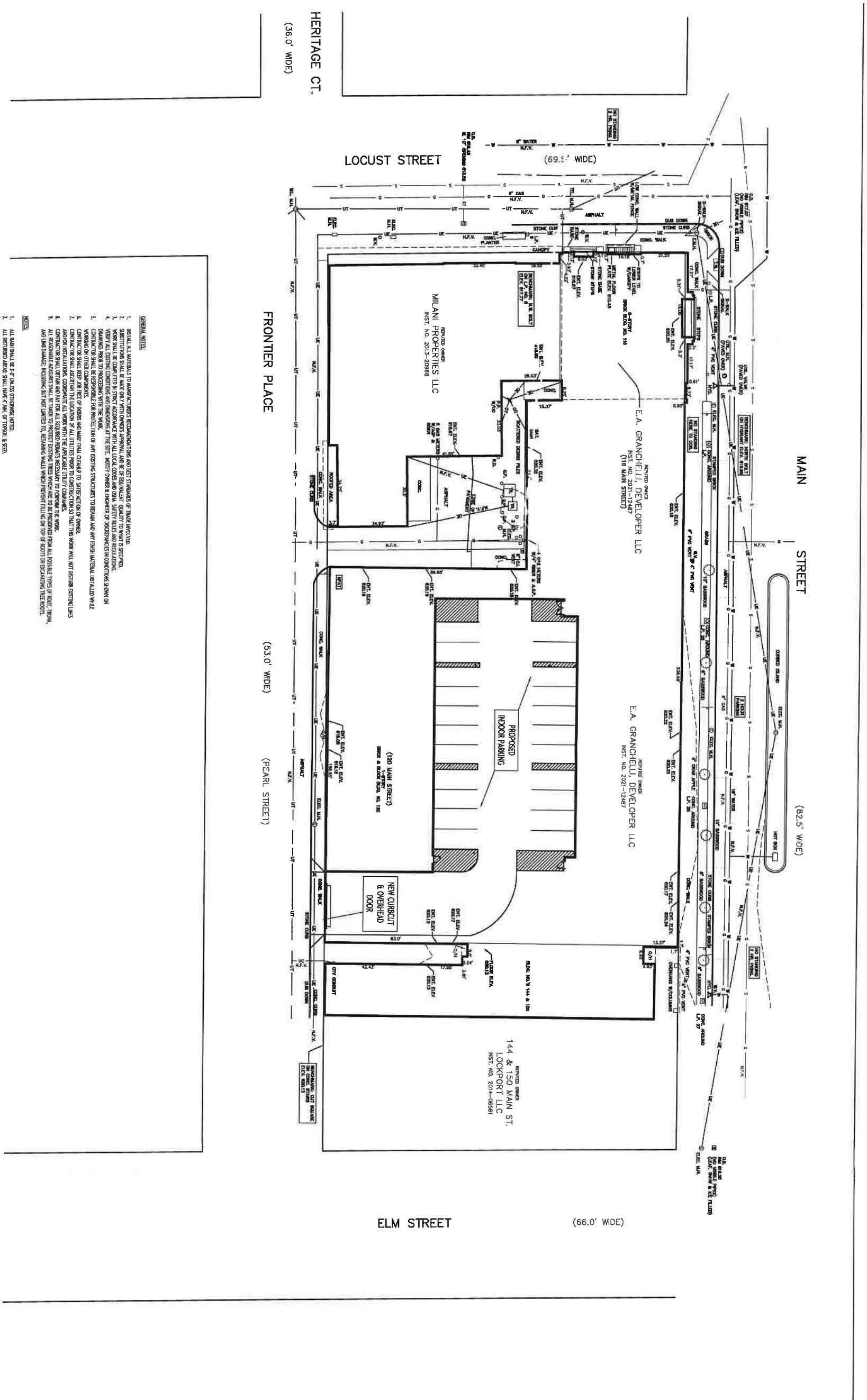
(66.0' WIDE)

FRONTIER PLACE (63.0' WIDE)

PEARL STREET (63.0' WIDE)

(66.0' WIDE)

- NOTES**
- 1) THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND RECORDS FOR THE PROJECT AND HAS FOUND NO CONFLICTS WITH THE SURVEY. THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND RECORDS FOR THE PROJECT AND HAS FOUND NO CONFLICTS WITH THE SURVEY.
 - 2) THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND RECORDS FOR THE PROJECT AND HAS FOUND NO CONFLICTS WITH THE SURVEY.
 - 3) THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND RECORDS FOR THE PROJECT AND HAS FOUND NO CONFLICTS WITH THE SURVEY.
 - 4) THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND RECORDS FOR THE PROJECT AND HAS FOUND NO CONFLICTS WITH THE SURVEY.
 - 5) THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND RECORDS FOR THE PROJECT AND HAS FOUND NO CONFLICTS WITH THE SURVEY.
 - 6) THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND RECORDS FOR THE PROJECT AND HAS FOUND NO CONFLICTS WITH THE SURVEY.
 - 7) THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND RECORDS FOR THE PROJECT AND HAS FOUND NO CONFLICTS WITH THE SURVEY.
 - 8) THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND RECORDS FOR THE PROJECT AND HAS FOUND NO CONFLICTS WITH THE SURVEY.
 - 9) THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND RECORDS FOR THE PROJECT AND HAS FOUND NO CONFLICTS WITH THE SURVEY.
 - 10) THE SURVEYOR HAS REVIEWED THE RECORD PLANS AND RECORDS FOR THE PROJECT AND HAS FOUND NO CONFLICTS WITH THE SURVEY.



- GENERAL NOTES:**
1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND LIST FRAMEWORKS OF THESE MATERIALS.
 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 OPEN SAFETY RULES AND REGULATIONS.
 4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONSTRUCTION SHOW ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
 5. ALL WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE PROJECT MANUAL AND ANY OTHER MATERIALS REFERENCED HEREIN.
 6. CONTRACTOR SHALL VERIFY JOB FREE OF OBSTACLES TO CONSTRUCTION SO THAT THE WORK WILL NOT DISTURB EXISTING LINES WORKING ON OTHER COMPARTMENT.
 7. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THE WORK WILL NOT DISTURB EXISTING LINES WORKING ON OTHER COMPARTMENT.
 8. ALL DIMENSIONS SHALL BE TAKEN TO THE FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS SHALL BE TAKEN TO THE FACE UNLESS OTHERWISE NOTED.
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 14. ALL DIMENSIONS SHALL BE TAKEN TO THE FACE UNLESS OTHERWISE NOTED.
 15. ALL DIMENSIONS SHALL BE TAKEN TO THE FACE UNLESS OTHERWISE NOTED.

Site Plan
SCALE: 1"=30'

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

DRAWING NAME:
Site Plan
Concept

DATE: 07/26/23
DRAWN BY: C. Wood
SCALE: As Noted

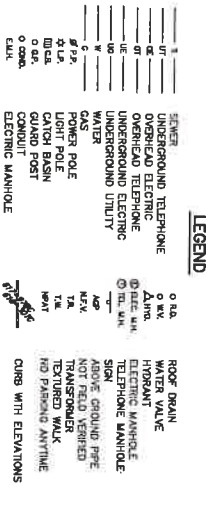
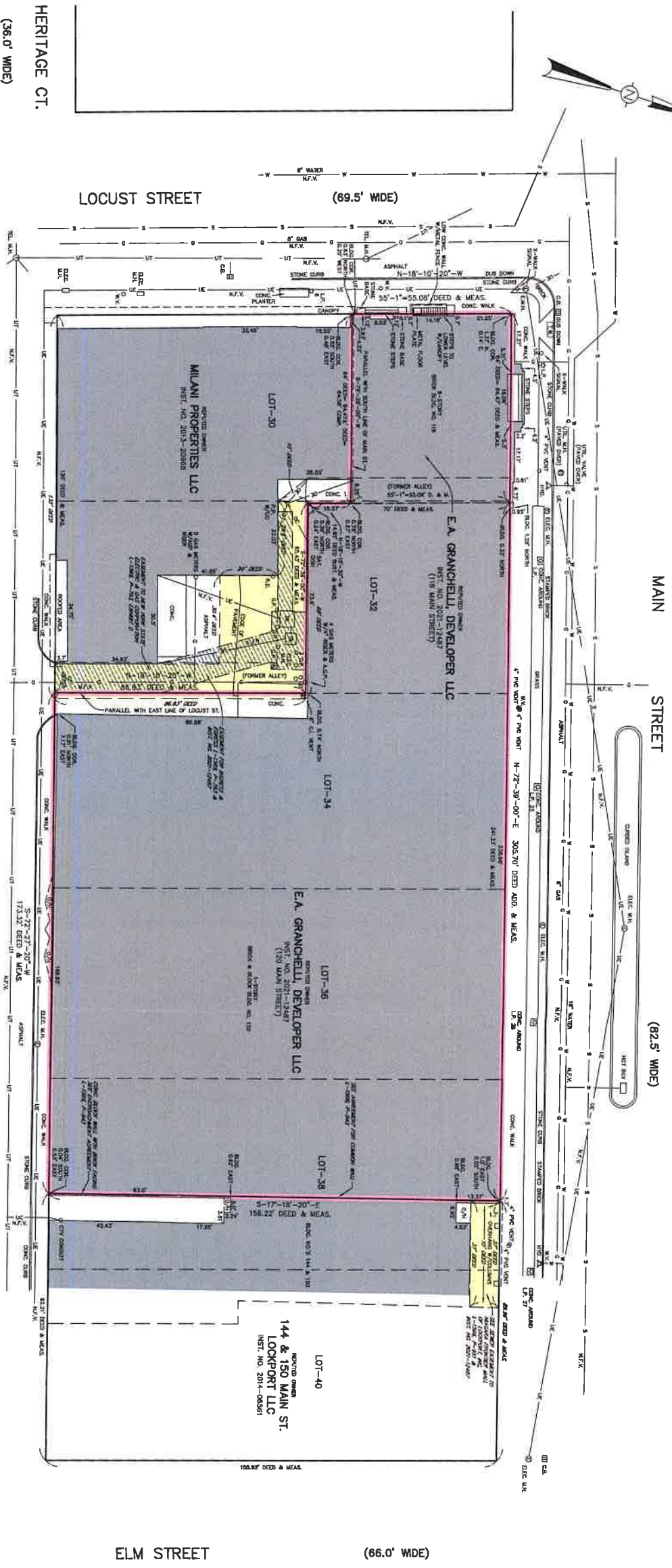
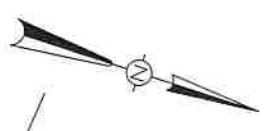
PROJECT NO.: 23-4098

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS:	No.	Description	Date

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

CARMINA WOOD DESIGN
Buffalo | Utica | Greensboro



- NOTES**
- 1) UNDERGROUND UTILITY INFORMATION SHOWN WAS DERIVED FROM RECORD UTILITY MAPS AND FIELD SURVEY. THE PROPERTY OWNER SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION. UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. THE PROPERTY OWNER SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION. NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE PROPERTY OWNER SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION. UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE PROPERTY OWNER SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION. THE PROPERTY OWNER SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION. THE PROPERTY OWNER SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION.
 - 2) REFERENCE MAP: SURVEY MAP PREPARED BY DOUGLAS A. MANTOSH & JOHN E. MANTOSH, JR., DATED JULY 26, 1967, LAST REVISED NOVEMBER 14, 1978 AND IDENTIFIED AS JOB NO. 2581.
 - 3) REFERENCE MAP: SURVEY MAP PREPARED BY DOUGLAS A. MANTOSH & JOHN E. MANTOSH, JR., DATED JULY 26, 1967, LAST REVISED AUGUST 27, 2013 AND IDENTIFIED AS JOB NO. 2000-4 & 5A.
 - 4) REFERENCE MAP: SURVEY MAP PREPARED BY MANTOSH & MANTOSH, P.C., DATED AUGUST 21, 2013 AND IDENTIFIED AS JOB NO. 3063.
 - 5) REFERENCE MAP: SURVEY MAP PREPARED BY DOUGLAS A. MANTOSH & JOHN E. MANTOSH, JR., DATED JULY 16, 1974, LAST REVISED DECEMBER 17, 1981 AND IDENTIFIED AS JOB NO. 2000-78B.
 - 6) REFERENCE MAP: SURVEY MAP PREPARED BY DOUGLAS A. MANTOSH & JOHN E. MANTOSH, JR., DATED JULY 16, 1974, LAST REVISED JULY 10, 1974 AND IDENTIFIED AS JOB NO. 2000-78A.
 - 7) SEE CITY OF LOCKPORT TAX MAP NO. 108-55-1-1 & 2.
 - 8) THIS SURVEY WAS PERFORMED UNDER WINTER CONDITIONS AND IS SUBJECT TO CHANGE. THE PROPERTY OWNER SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION. GENERAL SNOW DEPTH WAS 7" ON SURVEYED TERRACE.
 - 9) FOR REFERENCE SEE TOPOGRAPHIC MAP PREPARED BY MANTOSH & MANTOSH, P.C. DATED JANUARY 17, 2023 AND IDENTIFIED AS JOB NO. 2581-A.



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

MANTOSH & MANTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
LOCKPORT, NEW YORK BUFFALO, NEW YORK
PHONE: 433-2535 PHONE: 625-8300

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

HERITAGE CT.
(36.0' WIDE)

FRONTIER PLACE
(53.0' WIDE)

WALNUT STREET
(66.0' WIDE)

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ALL RIGHTS RESERVED.

NO.	REVISION	DATE
1	RESERVED	
2	REVISION	



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

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 permanently 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' x 27'.

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 HARSHIP (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 faced 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 RESPOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.

Andrew Penilla
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 Penilla
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.



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**

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: 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: dennis.stachera@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 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.)

Removal of 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)

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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 structure of the garage 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 garage would be the same in the same lot (the front) I think it would look odd if this garage protrudes 4 or 5 feet 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.

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- Detailed site plan (10 copies)
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APPLICANT/OWNER AFFIRMATION

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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.

Nemio J. Pacheco
Signature (Applicant)

7/10/23
Date

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

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

Carmella R. Hanley
Signature (Owner)

7/10/23
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.

**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

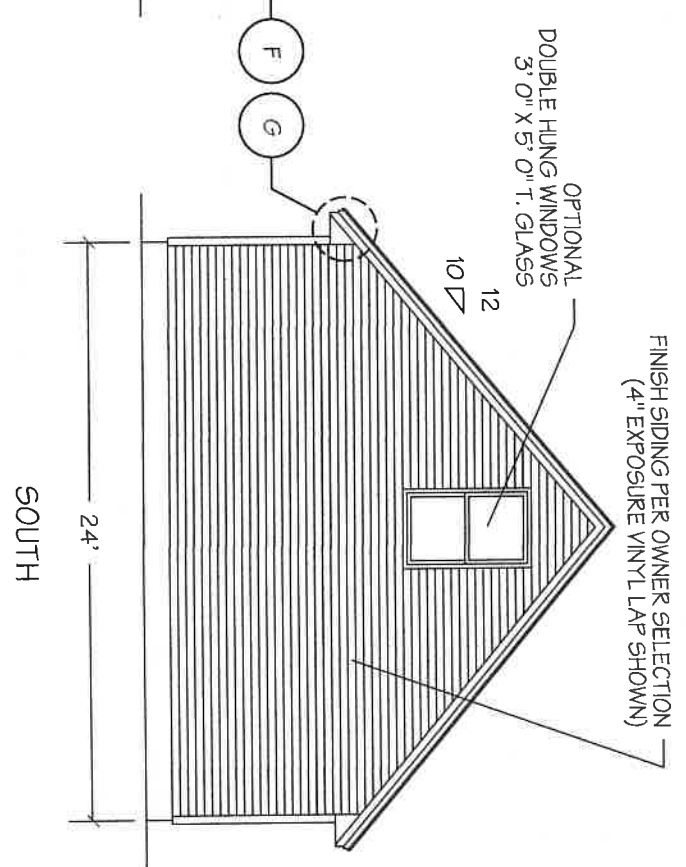
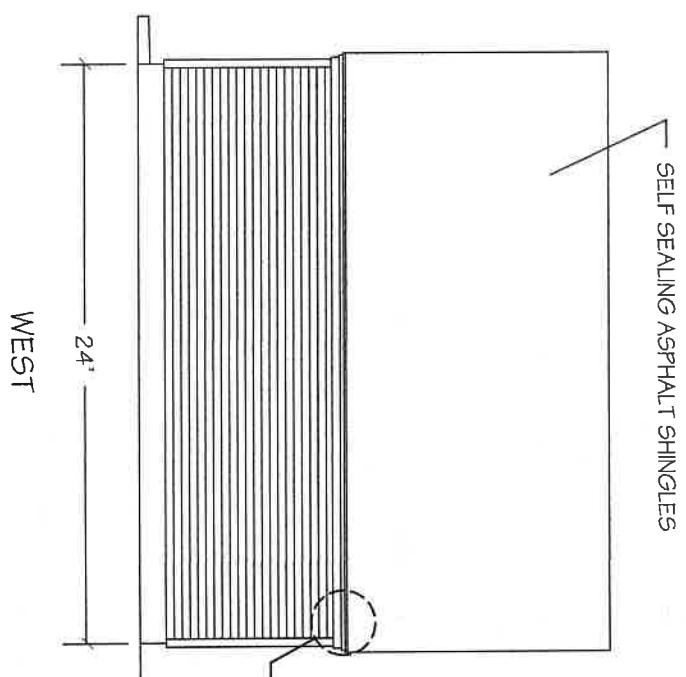
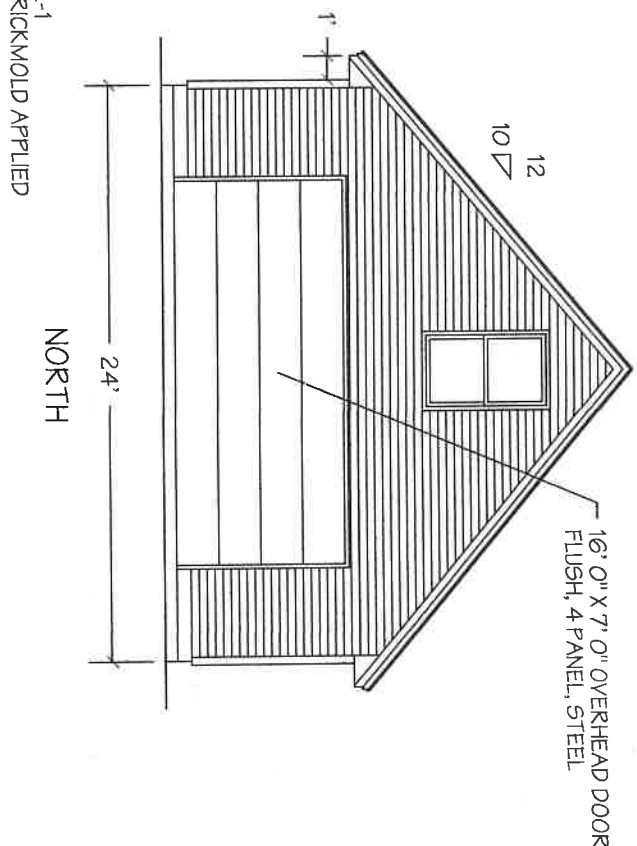
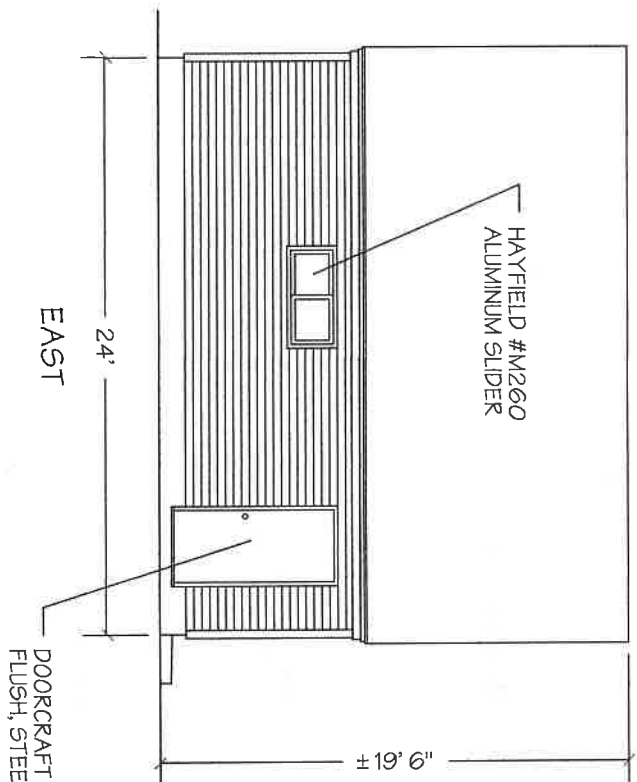
SIGNED: Carmella Hanley
OWNER OR AGENT

OWNER OF RECORD: Carmella Hanley

Address: 181 N Forest Rd
Williamsville, NY 14221

Megan Brewer
Issuing Officer

Megan Brewer



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
1" 6" & 12" 6" FROM REAR CORNER - EACH SIDE
6" O" 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

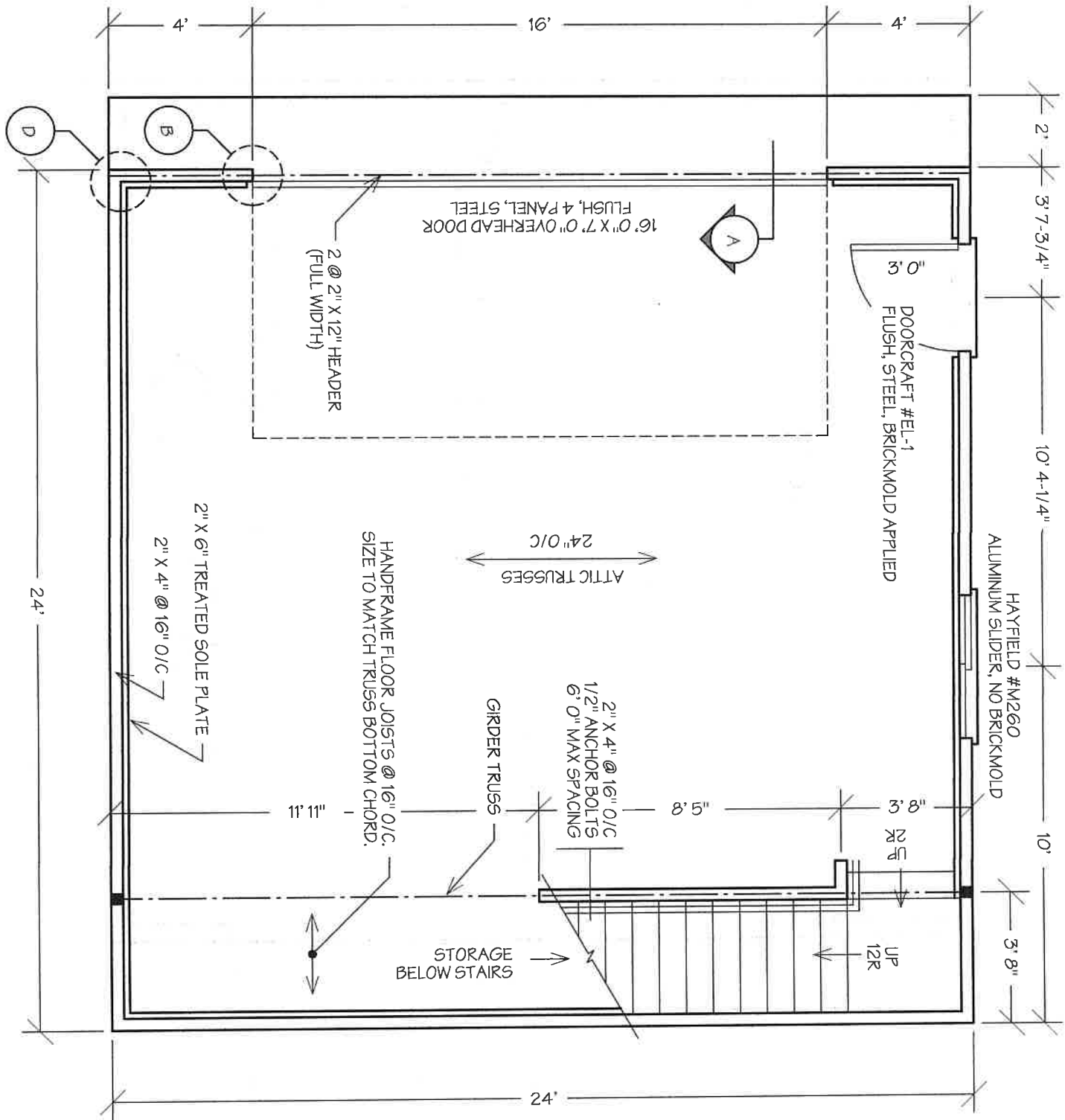
ICE & WATER SHIELD FROM ROOF EDGE TO 24" BEYOND PLATE LINE
15# FELT UNDERLAYMENT, SELF SEALING SHINGLES.
EXTEND SHINGLES 3/4" BEYOND FACE OF 1" X 2" DRIP EDGE

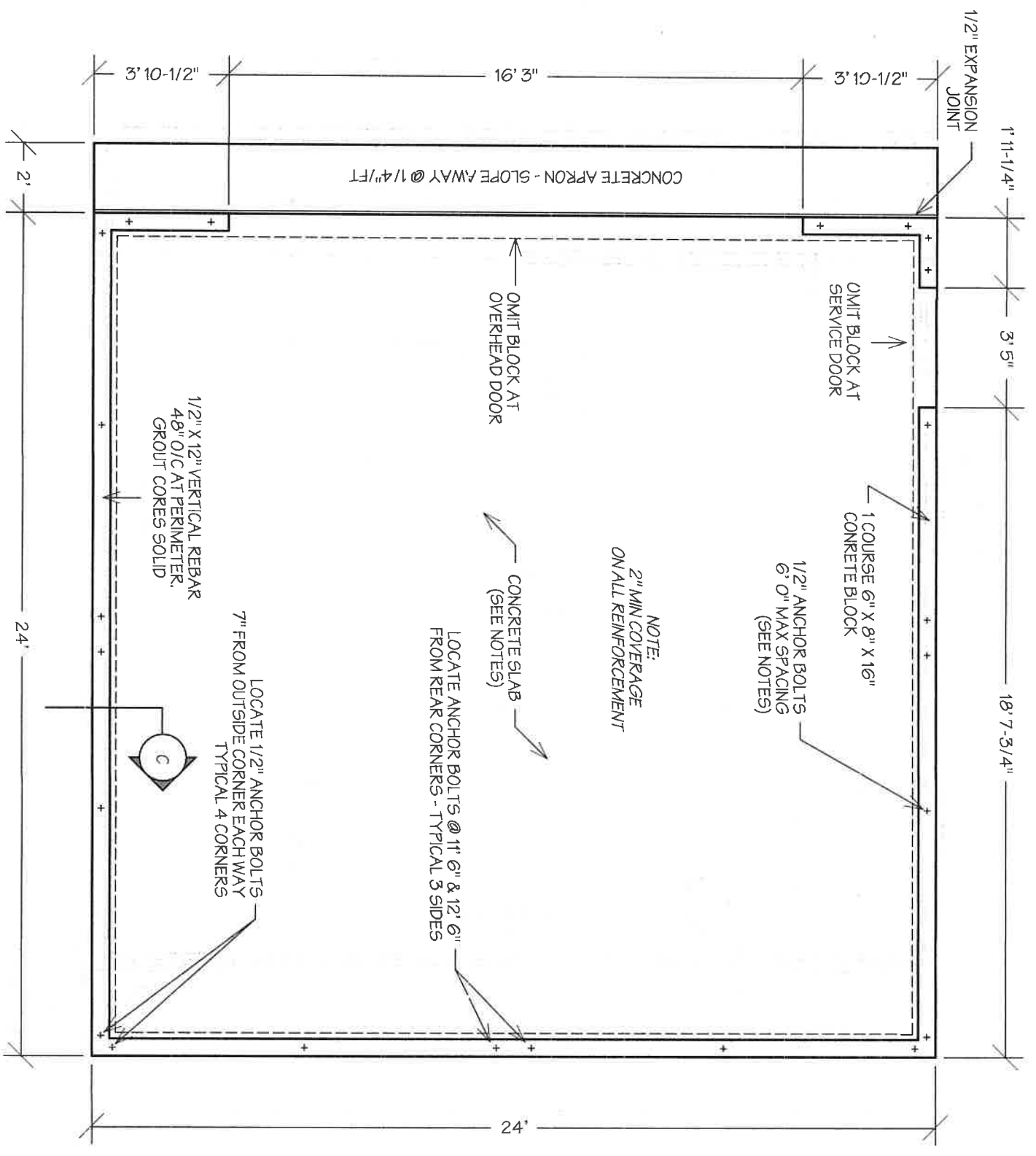
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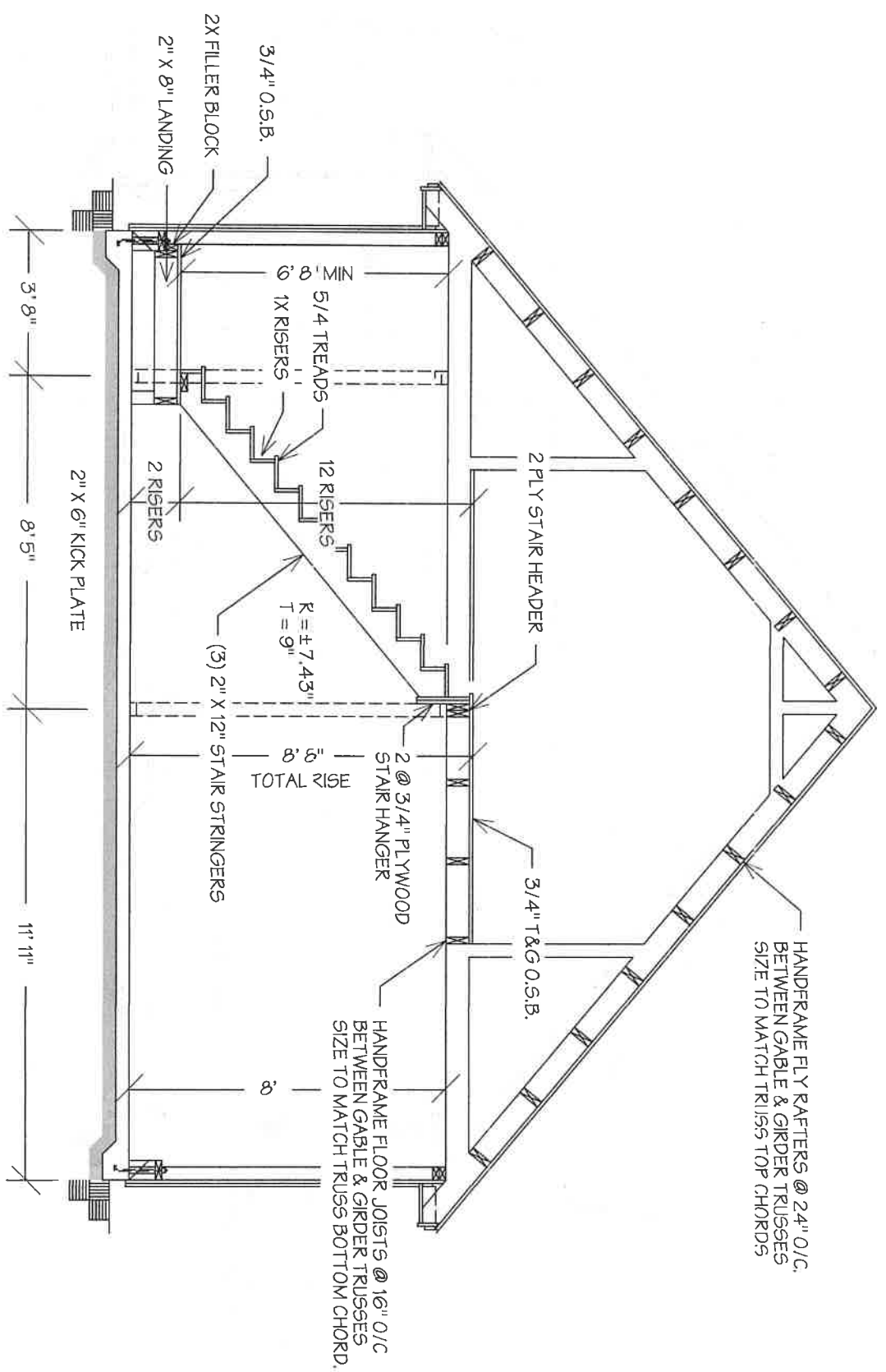
FINISH SIDING PER OWNER SELECTION
FLASH ALL EXTERIOR WALL OPENINGS

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.



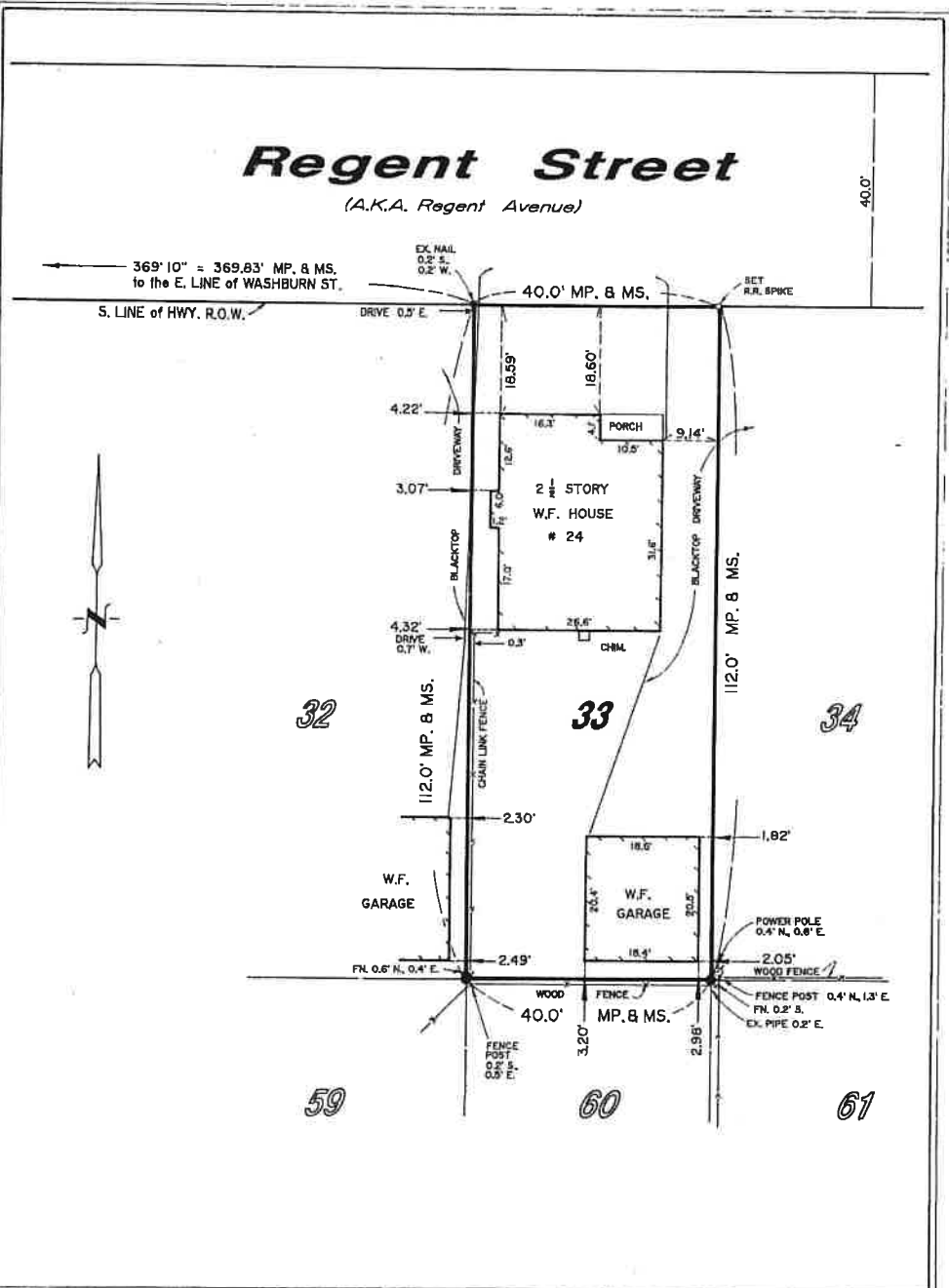




*Overlapping
to front lot*

Regent Street

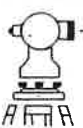
(A.K.A. Regent Avenue)



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

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7203, 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

Ross W. Martin

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, 2003 JOB # 030231 THIS MAP VOID FOR TRANSFER UNLESS EMBOSSED



Michael Campbell <mcamp1253@gmail.com>

New Garage @ 20 Regent St Lockport NY 14094

24' wide x 22' deep

Michael Campbell <mcamp1253@gmail.com>
Draft

Wed, Jul 5, 2023 at 9:44 AM

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

M
24 Mrs Carmella Hanley
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
Campbells Remodeling Co. Inc

7/5/23
Date

Owner

Date

Approximate starting date August 1st 2023

