Building Inspection Department

Jason Dool
Chief Building Inspector

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

July 8, 2024

«First_Name» «Last_Name»

AGENDA

Please be advised that there are (5) five items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, July 23, 2024 at 5:00 P.M.

1. Amanda Gorko. 329 East Avenue. Request to erect a 3.75’ x 3’ wall sign on the south side of the house, a 24” diameter sign on the southeast porch and a 2’ x 1’ ground sign on the east portion of the lawn for Miss Bella Salon situated in an R-2 Zone. (Use-wall sign, use-wall sign, use-ground sign)

2. Kevin Cain. 49 Hi-Point Dive. Request to install a 588 square foot in-ground pool in the rear yard situated in an R-1 Zone. (Area-lot coverage 23.5%)

3. Ryan Neidrauer. 522 Prospect Street. Request to erect a 12’ x 12’ addition to the rear of the house situated in an R-2 Zone. (Area-3.58’ south line)

4. Alexander Kapaan. Request to erect a 10’ x 12’ storage shed in the rear yard situated in an R-1 Zone. (Area-lot coverage 25.2%)

5. Lockport United Church of Christ. 80 Main Street. Request to utilize a tenant space as a church situated in a B-2 Zone. (use-church)

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

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. 2325 July 8, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 329 East Avenue, Lockport, New York, had been filed by Amanda Gorko.

The request is for a variance to install erect a 3.75' x 3' wall sign on the south side of the house, a 24" diameter sign on the southeast porch and a 2' x 1' ground sign on the east portion of the lawn for Miss Bella Salon situated in an R-2 Zone.

Approval of the permit application was denied or withheld because wall signs and ground signs are not permitted uses in an R-2 Zone.

The City of Lockport Zoning Ordinance allows wall and ground signs in B-1, B-2, B-3, B-4 and B-5, I-1, I-2 and I-3 Zones.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, July 23, 2024 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: 329 East Ave Lockport Ny 14094

APPLICANT INFORMATION

NAME: Amanda Lee Gorko ADDRESS: 329 East Ave Lockport Ny 14094

PHONE: (716) 395-6352

FAX: N/A E-MAIL: gorkoamanda@gmail.com

CITY STATE ZIP

OWNER INFORMATION

NAME: Amanda Lee Gorko ADDRESS: 329 East Ave Lockport Ny 14094

PHONE: (716) 395-6352

FAX: N/A E-MAIL: gorkoamanda@gmail.com

CITY STATE ZIP

RELATIONSHIP OF APPLICANT TO PROPERTY:

___ CONTRACT PURCHASER ___ CONTRACTOR ✓ OTHER / owner / Business Owner

___ ARCHITECT/ ENGINEER ___ LESSEE

OFFICE USE ONLY

RECEIVED BY: _____ DATE.TIME RECEIVED:

FEE AMOUNT: _____ CHECK/MONEY ORDER#: _____

ZONING: _____ FEE TRANSMITTAL DATE: _____

AGENDA DATE: _____ DEADLINE

DATE: _____

COUNTY TAX MAP IDENTIFICATION NUMBER: _____

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

Built in 1883, I purchased 329 east ave august 2016. I have used it as a home since.

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

Typed up copy included with application.

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 am asking for permission to post a sign for my business/home occupation so people know that I am here and available.

Describe how the requested variance will not alter the character of the larger neighborhood or

impact adjacent properties:

parking made available and explained in proposal. Nothing would change on the property besides replacing bird house with sign if so permitted and adding one tobacco on front bay windows (entrance side). The Salon shouldn't really impact the neighborhood besides having an affordable hair salon available to the neighborhood

APPLICATION ATTACHMENTS

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

✓ $150 application fee (cash or checks payable to the City of Lockport)

✓ Detailed site plan (10 copies)

✓ Photographs of existing conditions

✓ 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.

Amanda Lee Morto — 6/3/24

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.

Amanda Lee Morto — 6/3/24

Signature (Owner)

Date 6/3/24

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

My name is Amanda Gorko and I am the property owner of 329 East Ave., Lockport, NY 14094. I have owned this property for 8 years now.

It has been a lifelong dream and personal goal of mine to own and operate my own salon. I am a single mother of two little girls under five, and I am partially disabled from a fatal car crash 8 years ago. Operating a salon on my own time and at my own convenience would give me opportunity to book clients on my own schedule while maintaining my first priority, my children.

I've maintained a nys license as a cosmetologist for 18 years now, but I have been working in the industry for 22 years. I obtained a Lockport city business license in October of 2023. I then obtained my nys business license March 2024.

I absolutely love what I do, and have a very deep, and passionate drive to give people the look they want, while achieving great confidence in trying times in their lives. I absolutely love making people feel good. That glow they get when they are ecstatic with your services fills my cup spiritually and emotionally. I would love to be given the chance and opportunity to spread that positivity here in the city of Lockport.

The salon will consist of one station and chair, for myself only.

Most of my clientele would be scheduled strictly upon booking. My hours of operation would range from Tuesday, Thursday, Friday, and Saturday 12 to 8, and some Sundays 11 to 6 unless otherwise booked for a special occasions. For example, weddings, proms, bridal showers, baby shower, photo shoots ect. Which in most cases are on site services and not usually at the salon location as this gives a nice convenience and thoughtful touch to the client on their special day.

I have a 5 car driveway that would be available for parking if public parking on east ave and vine st, is not available. As it is only myself that would be working in the salon there should not be any more than 2 to 3 vehicles at one time and really, three would be more than I would ever be expecting at once Working by myself.

There is an existing picket fence that has been on the property since a permit was pulled for its construction back in 2005. I have no plans on changing the style of the fence, as I have always loved and appreciated it's Victorian look and style with the house. The picket fence would remain the same as it always has been besides repairs.

I would like to put a sign for the salon about 45"wide and 35" tall on the front east ave side of my Victorian, hanging under the front bay window with the salons name if so allowed. I have included sketches on what these changes would look like specifically included with my application. I would also like to add a small sign hanging over the east ave/front porch, over the stairs to make it easy for people to identify where the entrance to "Mia Bella's Hair Salon" is, at about 23"-25" in diameter. I would also like to add a sign similar to most of the businesses I've seen down the street from me on east ave. They have beautiful signs matching the esthetic of their Victorian homes/businesses on post in front of their properties. This sign itself would be 48" wide and 23" with post for feet, that would stick 4ft out of the ground. Currently the location I would like to place this sign, there is a bird house that lights up more then 6ft tall on the property as it has been for many years now. I would remove that bird house and replace it with the sign. There is already lighting installed around the whole house at the fence line, the peaks, and this birdhouse. Any recommendations or suggestions are always very appreciated.

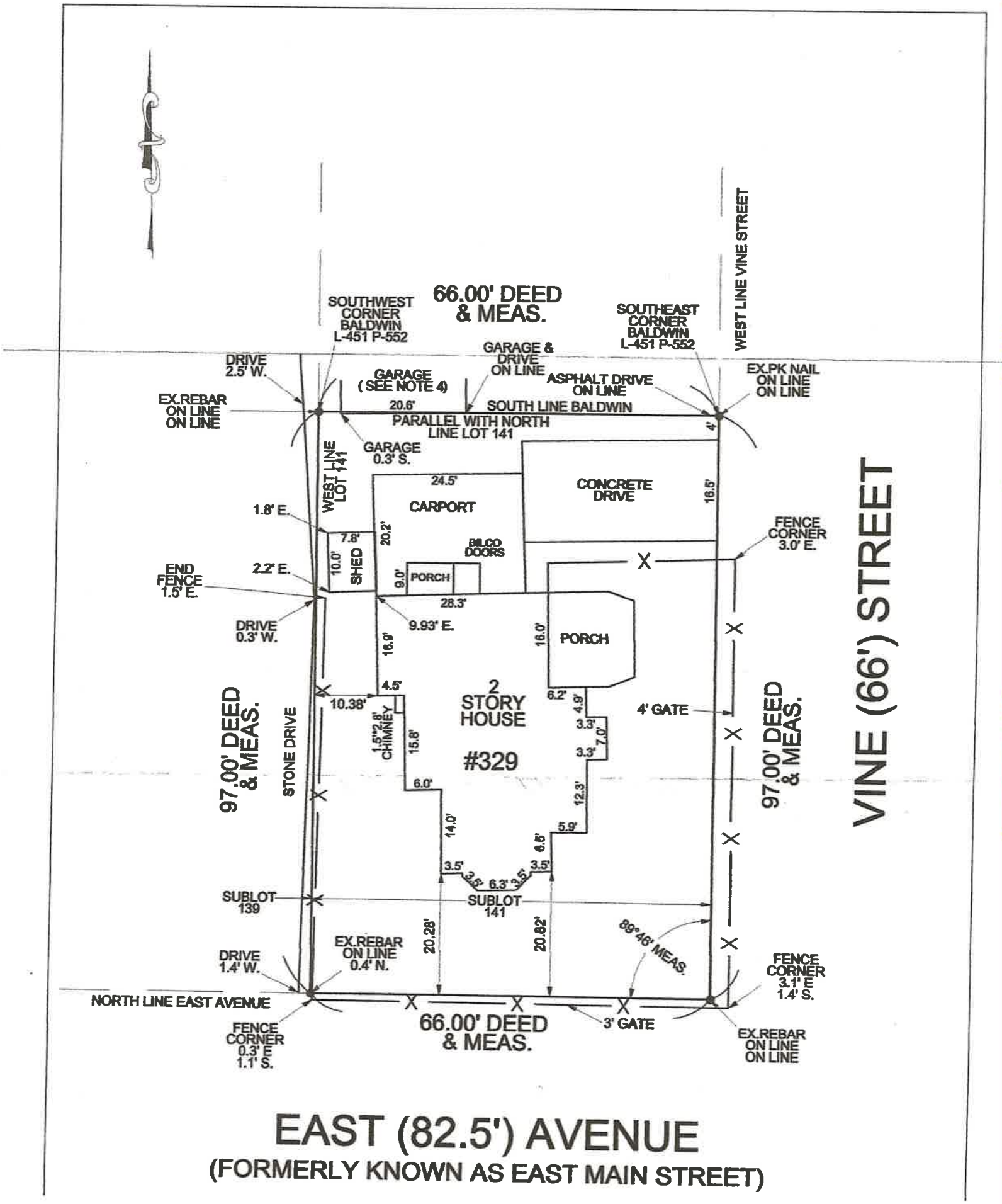
I have received approval from the planning board of the city of Lockport to open for business 5/6/24. I am now humbly asking for your approval of my project so I can post a sign representing my business out in front of my business/property so people know that I am here.

This project means the world to me. It would not just be a life long goal of mine, but it would also make me the resource for my children that I take care of solely. All I truly want is to to be able to pay my bills without fear, and to be able to make it so that my children can live comfortable lives while being a positive female role model in our community. With a little hard work and perseverance anything is possible.

I appreciate you taking the time to consider my application, thank you very much. Any suggestions, recommendations, questions or concerns please feel free to reach out!!

Sincerely,
Mia Bella's Hair Salon
Amanda Gorko
329 east ave Lockport ny
716-395-6352
6/3/24

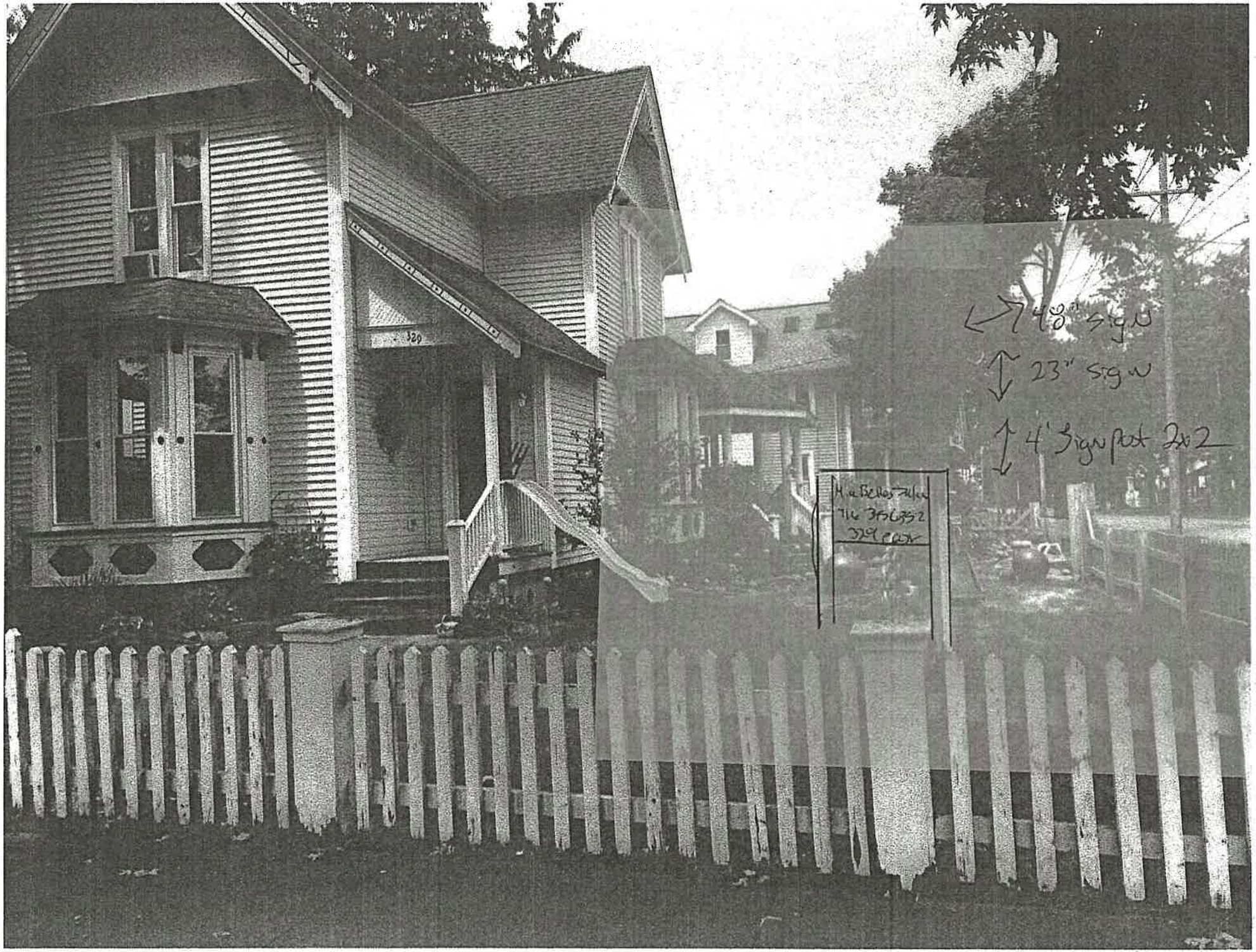
Amanda Lee Gorko


66.00' DEED & MEAS.
SOUTHWEST CORNER BALDWIN L-451 P-552
SOUTHEAST CORNER BALDWIN L-451 P-552
WEST LINE VINE STREET
DRIVE 2.5' W.
GARAGE (SEE NOTE 4)
GARAGE & DRIVE ON LINE
ASPHALT DRIVE ON LINE
EX.PK NAIL ON LINE ON LINE
EX.REBAR ON LINE ON LINE
20.6'
SOUTH LINE BALDWIN
PARALLEL WITH NORTH LINE LOT 141
4'
GARAGE 0.3' S.
WEST LINE LOT 141
24.5'
CARPORT
CONCRETE DRIVE
16.5'
1.8' E.
7.8'
20.2'
BILCO DOORS
FENCE CORNER 3.0' E.
END FENCE 1.5' E.
2.2' E.
10.0'
SHED
9.0'
PORCH
28.3'
DRIVE 0.3' W.
9.93' E.
16.9'
16.0'
PORCH
4.5'
10.38'
2 STORY HOUSE
#329
6.2'
4.9'
3.3'
7.0'
3.3'
4' GATE
1.5"x2.8' CHIMNEY
15.8'
6.0'
12.3'
14.0'
5.9'
6.5'
3.5'
3.5'
3.5'
6.3'
3.5'
97.00' DEED & MEAS.
STONE DRIVE
97.00' DEED & MEAS.
VINE (66') STREET
SUBLOT 139
SUBLOT 141
20.28'
20.82'
89°46' MEAS.
DRIVE 1.4' W.
EX.REBAR ON LINE 0.4' N.
FENCE CORNER 3.1' E 1.4' S.
NORTH LINE EAST AVENUE
FENCE CORNER 0.3' E 1.1' S.
66.00' DEED & MEAS.
3' GATE
EX.REBAR ON LINE ON LINE
EAST (82.5') AVENUE
(FORMERLY KNOWN AS EAST MAIN STREET)

Vine street side Existing

East ave side existing


Mrs Bellas Hair Salon
(716) 395-6352
329 east
329
45" Sign
35" Sign


48" sign
23" sign
4' Sign post 2x2
329


329
Nx Bellas
Salon
23-24" Diameter

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. 2327 July 8, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 49 Hi-Point Drive, Lockport, New York, had been filed by Kevin Cain.

The request is for a variance to install a 588 square foot in-ground pool in the rear yard situated in an R-1 Zone.

Approval of the permit application was denied or withheld because the pool will increase the lot coverage to 23.5%

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

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, July 23, 2024 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

2327

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: 49 Hi Point Dr

APPLICANT INFORMATION

NAME: Kevin Cain ADDRESS: 49 Hi Point Dr

PHONE: 716-984-6993 Lockport NY 14094 (CITY STATE ZIP)

FAX: 716-434-8884 E-MAIL: Kcain@niagarafiberboard.com

OWNER INFORMATION

NAME: Kevin Cain ADDRESS: 49 Hi Point Dr

PHONE: 716-984-6993 Lockport NY 14094 (CITY STATE ZIP)

FAX: 716-434-8884 E-MAIL: Kcain@niagarafiberboard.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: _____

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.

Signature (Applicant) 6/24/24 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.

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

Single family home - we have owned the property since 2010

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

To Install 588 Sq Ft in ground 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.

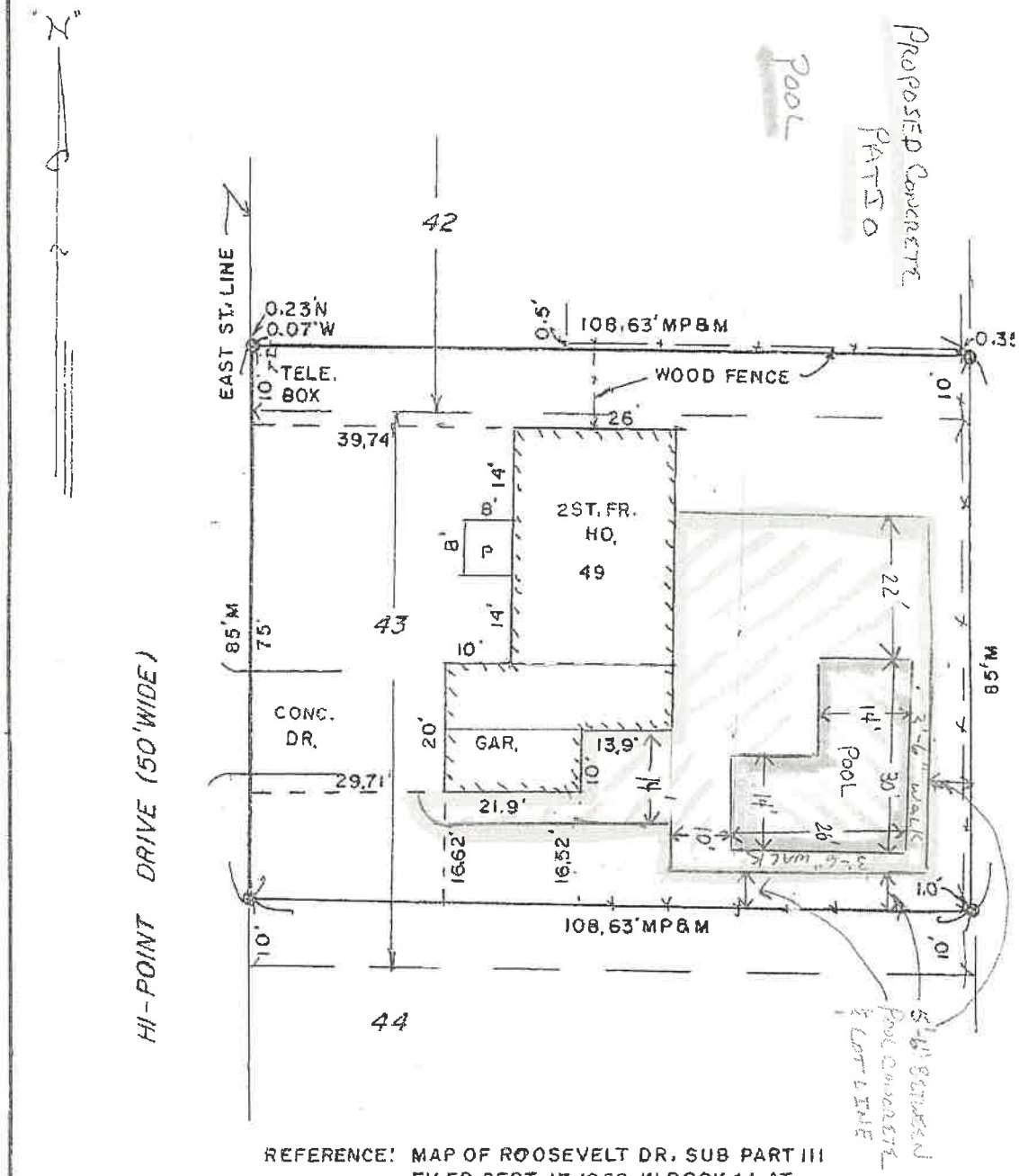
DESCRIPTION OF HARDSHIP (describe the features or conditions of the property that restrict reasonable use of the property under current zoning regulations)

The house was the last to be built in our neighborhood and was built to almost the maximum allotted lot coverage

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

We are replacing above ground pool with an In ground pool - new fence - The character of neighborhood will not be impacted

The investment in the fence, pool, patio & landscaping will increase the value of our home & benefit the nearby property values



REFERENCE: MAP OF ROOSEVELT DR. SUB PART III FILED SEPT. 17, 1969 IN BOOK 44 AT PAGE 4397.

NOTE: SUBJECT TO EASMENTS & RIGHT OF WAYS OF RECORD.

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE N.Y.S. EDUCATION LAW

● = EX. IRON	D = DEED	MP = MAP
○ = SET IRON	M = MEAS	ENC = ENCROACH

SURVEY OF: PART OF SUB LOTS 42 & 43, PART OF LOT 5, SEC. 14
TWP. 14, R6, CITY OF LOCKPORT, COUNTY OF NIAGARA,
STATE OF NEW YORK
49 HI-POINT DRIVE

SCALE: 1" = 20' DATE: SEPT. 4, 2010

DORSON R. WILSON
LAND SURVEYOR
4863 WATERFORD PLACE
LOCKPORT, N.Y. 1409
716-434-8270
NYS LIC. NO. 049291

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. 2328 July 8, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 522 Prospect Street, Lockport, New York, had been filed by Ryan Neidrauer.

The request is for a variance to erect a 12' x 12' addition to the rear of the house situated in an R-2 Zone.

Approval of the permit application was denied or withheld because the addition will be located 3.58' from the south property line.

The City of Lockport Zoning Ordinance requires 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, July 23, 2024 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: 522 Prospect, Lockport

APPLICANT INFORMATION

NAME: Ryan Neidrauer ADDRESS: 6929 Lochwood Lane

PHONE: 716-940-1378 Lockport NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: _____

OWNER INFORMATION – Same as above

NAME: _____ ADDRESS: _____

PHONE: _____ _____
CITY STATE ZIP

FAX: _____ E-MAIL: _____

RELATIONSHIP OF APPLICANT TO PROPERTY:

✓ CONTRACT PURCHASER ___ CONTRACTOR ✗ OTHER – Owner

___ ARCHITECT/ ENGINEER ___ LESSEE

OFFICE USE ONLY

RECEIVED BY: _____ DATE.TIME RECEIVED: _____

FEE AMOUNT: _____ CHECK/MONEY ORDER#: _____

ZONING: _____ FEE TRANSMITTAL DATE: _____

AGENDA DATE: _____ DEADLINE DATE: _____

COUNTY TAX MAP IDENTIFICATION NUMBER: _____

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

purchased in March of 2024, currently renovating

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

adding a 1 bedroom addition to the rear of the house.

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.

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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)

narrow lot size

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

still within property lines, just running straight back from current footprint

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

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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.

Signature (Applicant) 6/19/24 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

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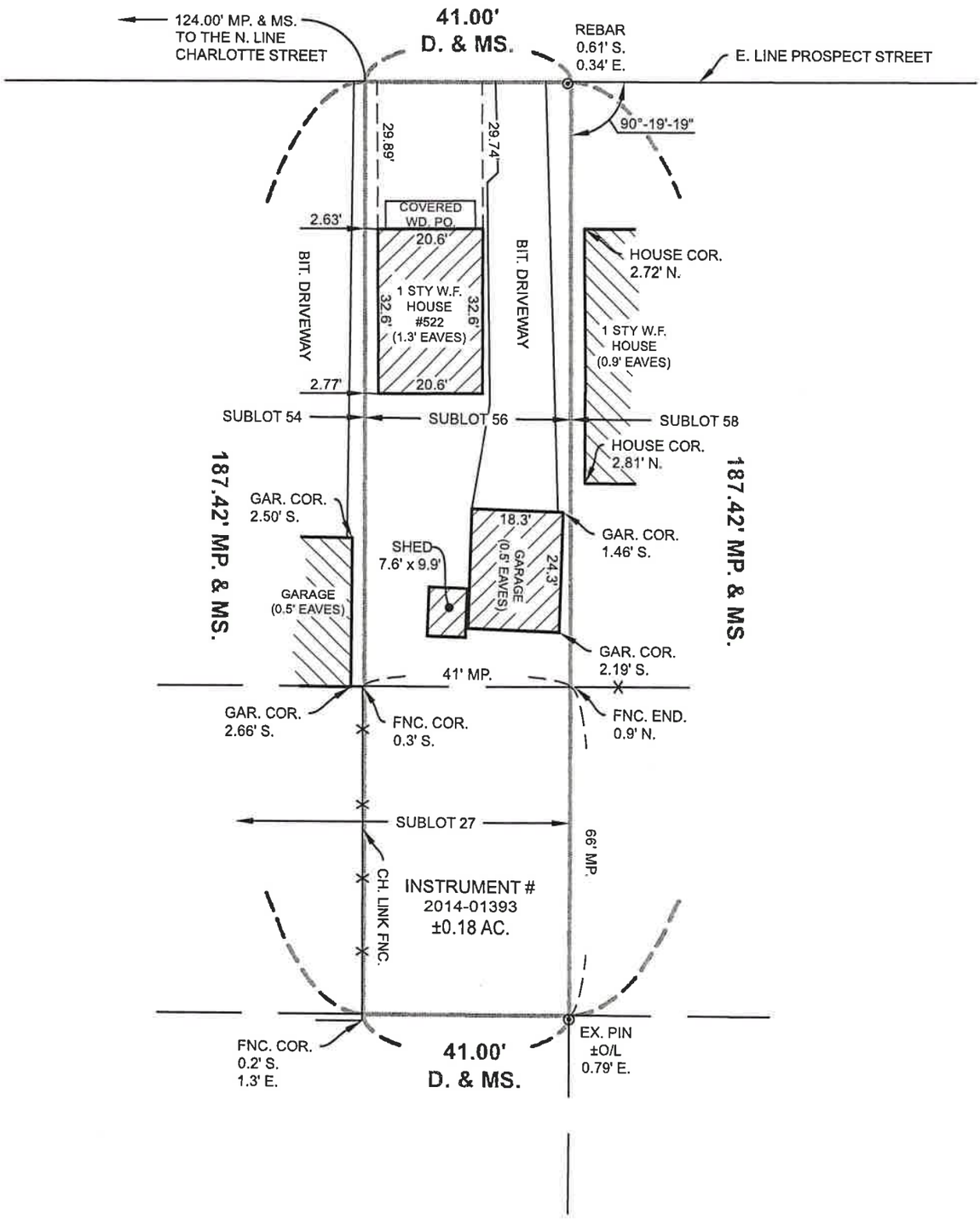
Pursuant to Section §190-188(d) of the City of Lockport Zoning Ordinance, property owners within a 200' radius will be notified of the intent of the applicant and given an opportunity to speak for or against the application.



SURVEY OF SUBLOT 56 AND THE NORTHERLY 41' OF SUBLOT 27

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

PART OF LOT 60	SEC -	TWP. 14	RNG. 7
OF THE HOLLAND LAND COMPANY'S SURVEY			
CITY LOCKPORT		COUNTY NIAGARA, NY	
TAX IDENTIFICATION No.: 109.05-3-14		PROJ. NO. 24-051	SCALE 1"=30'
CREW MJM	DWN. AJM	CHK. CJS	DATE 2/13/2024

MAP REFERENCE:
BOOK 19 OF MICROFILMED MAPS AT PAGE 1837 & BOOK 25 OF MICROFILMED MAPS PAGE 2437

LEGEND:
AC. = ACRES
APPROX. = APPROXIMATE
BIT. = BITUMINOUS
CB = CATCH BASIN
CH. = CHAIN
CONC. = CONCRETE
COR. = CORNER
℄ = CENTERLINE
D. = DEED
DIA. = DIAMETER
DIST. = DISTANCE
E. = EAST
ENC. = ENCROACHMENT
EX. = EXISTING
FNC. = FENCE
GAR. = GARAGE
HSE. = HOUSE
IP. = IRON PIPE
JB = JUNCTION BOX
L = LIBER
MH = MANHOLE
MP. = MAP
MS. = MEASURED
N. = NORTH
O/H = OVERHEAD
O/L = ON LINE
PO. = PORCH
PP = POWER POLE
P = PAGE
S. = SOUTH
STY. = STORY
TYP. = TYPICAL
W. = WEST
W/ = WITH
WD. = WOOD
W.F. = WOODFRAME

NOTES:
-ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL OF THE LAND SURVEYOR'S 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.

STATE OF NEW YORK
CHRISTOPHER JOHN SCOTT
No. 050708
LICENSED LAND SURVEYOR

360 LAND SURVEY
BOUNDARY | TOPOGRAPHIC
3-D MODELING | CONSTRUCTION
PO Box 474
Lockport, New York 14095
PHONE: (716) 587-8380
FAX: 716.587.8379
WEBSITE: www.360landsurvey.com

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. 2329 July 8, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 25 Price Street, Lockport, New York, had been filed by Alexander Kapaan.

The request is for a variance to erect a 10' x 12' storage shed in the rear yard situated in an R-1 Zone.

Approval of the permit application was denied or withheld because the shed installation will increase the lot coverage to 25.2%

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

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, July 23, 2024 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: 25 Price St. Lockport, NY, 14094

APPLICANT INFORMATION

NAME: Alexander Kapaan ADDRESS: 25 Price St

PHONE: (716) 533-9054 Lockport NY 14094 (CITY STATE ZIP)

FAX: _____ E-MAIL: alekapaa@outlook.com

OWNER INFORMATION

NAME: Alexander Kapaan ADDRESS: 25 Price St.

PHONE: (716) 533-9054 Lockport NY 14094 (CITY STATE ZIP)

FAX: _____ E-MAIL: alekapaa@outlook.com

RELATIONSHIP OF APPLICANT TO PROPERTY:

___ CONTRACT PURCHASER ___ CONTRACTOR ✓ OTHER

___ ARCHITECT/ ENGINEER ___ LESSEE

OFFICE USE ONLY

RECEIVED BY: _____ DATE.TIME RECEIVED: _____

FEE AMOUNT: _____ CHECK/MONEY ORDER#: _____

ZONING: _____ FEE TRANSMITTAL DATE: _____

AGENDA DATE: _____ DEADLINE DATE: _____

COUNTY TAX MAP IDENTIFICATION NUMBER: _____

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

I have owned the house for 5 years now, it is my first home purchase.

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

The work for the shed will be done in 2 parts. First, demolishing the current metal shed and then removing the asphalt beneath it, as well as a portion of fencing encapsulating the shed. Then a concrete pad will be poured, and 1-2 weeks later the structure will go up in 1 day. I plan on using the shed as general storage as well as workbench and lawn and snow equipment

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 can meet all distances from properties and structures, however I need a variance to exceed the 20% property use limit.

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

Many neighbors ~~already~~ already have sheds, garages, and sometimes both. I will in fact be tearing down an ugly dilapidated metal shed, with a finished shed constructed on site. It is also located deep in my back yard, it will have no effect on my immediate 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.

x $150 application fee (cash or checks payable to the City of Lockport)

x Detailed site plan (10 copies)

X Photographs of existing conditions

X 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) 07/1/24 Date

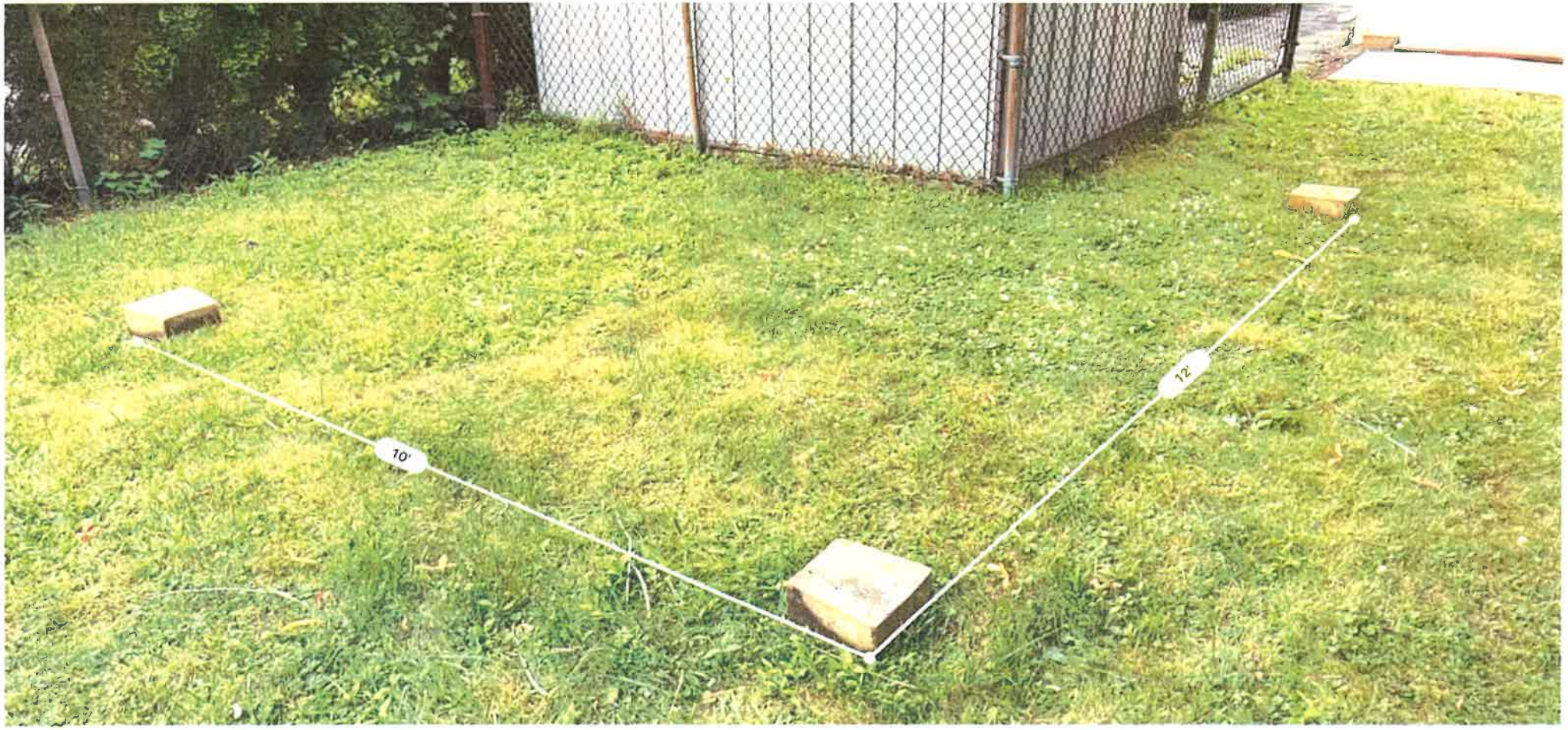
IF APPLICANT IS NOT THE OWNER OF RECORD FOR SUBJECT PARCEL:

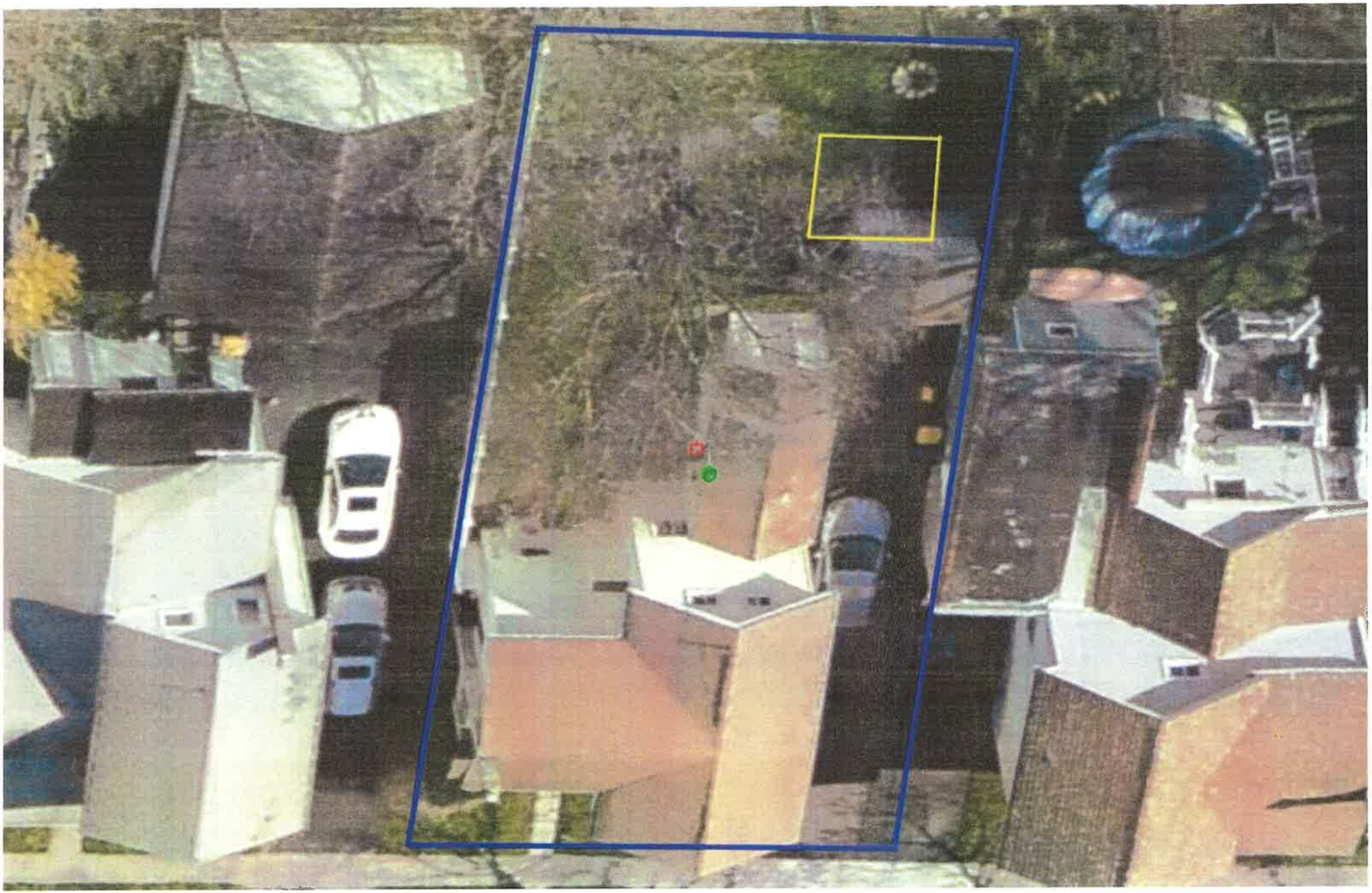
I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.

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.

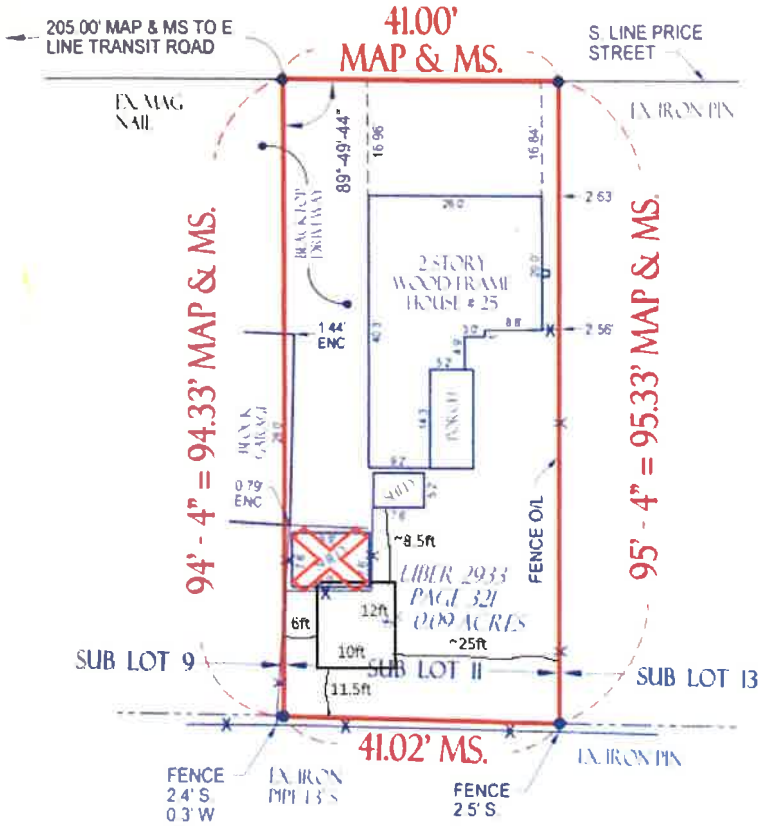

10'
12'



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

Project # 2004-05-HH
January 12, 2005
Resurveyed May 16, 2017
Resurveyed March 5, 2019

SURVEY OF
PART OF LOT II, SECTION H, TOWNSHIP H, RANGE 6
OF THE HOLLAND LAND COMPANYS SURVEY
CITY OF LOCKPORT, NIAGARA COUNTY, NY
SCALE 1" = 20'



MAP REFERENCE
BOOK 25 OF MICROFILMED MAPS AT
PAGES 2433 - 2439

ONLY PRINTS OF THIS SURVEY MAP MARKED WITH AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

IT IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW

BICKLE LAND SURVEYING
4063 DAY ROAD
LOCKPORT, NY 14094
PHONE 716 434 8401
FAX 716 434 2255
517 A MAIN STREET
MEDINA, NY 14103
PH/FAX 585 798 6357

RACE SHEDS
Building Backyard Pride

Race Storage Sheds LLC. Contractor Agreement

Mailing address - 1100 Orchard Park Rd. West Seneca NY 14224
Phone 716-566-8254 E-mail: RaceStorageSheds@gmail.com

Display model sheds- 1100 Orchard Park Rd. West Seneca NY 14224
and 3187 Abbott Rd. Orchard Park NY 14127

This Agreement is made between Alexander Kapan ("Homeowner")
Address 25 Price st City of Lockport 14094
Cell Phone # 716-533-9054 Email alekapan@outlook.com and Race Storage Sheds LLC

Shed size: 10' x 12'

Roof: Metal X Shingled ____ Color Black

Siding: Standard Color Cape cod gray Type D4

Premium Color ____ Type ____

Corner Color ____

Metal Trim Color - White X Other Color ____

Window - 3 Size - 24" x 36"

Specialty ____

~~Shutters: Panel ____ Louvered ____ Color ____~~

Specialty: ____ Color ____

Flower Box: ____

Concrete: ____

Haunch: ____

Stone Base: ____

Wall Height: ____

Garage Door: ____

Skirt: ____

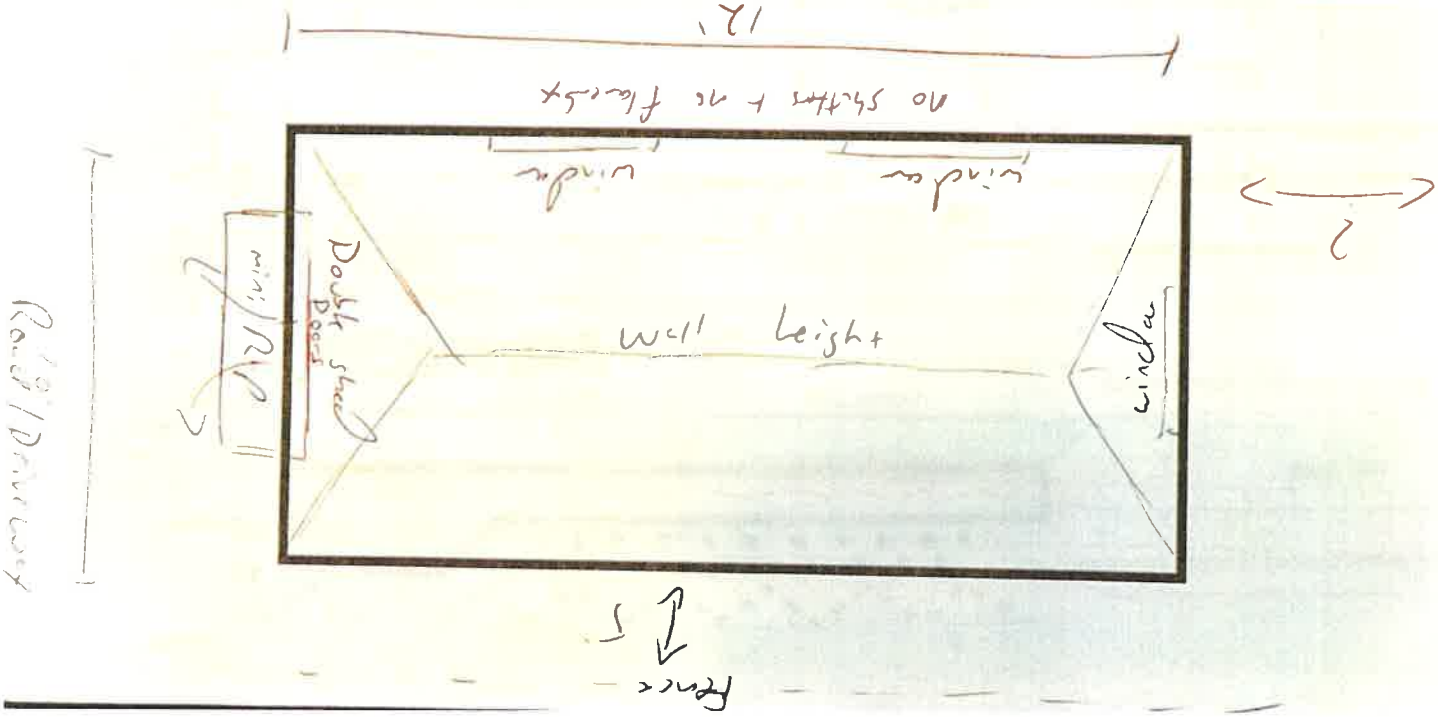
Ramp: ____

Loft: ____

Shelf: ____

Removal: ____

Cupola/Weathervane: ____

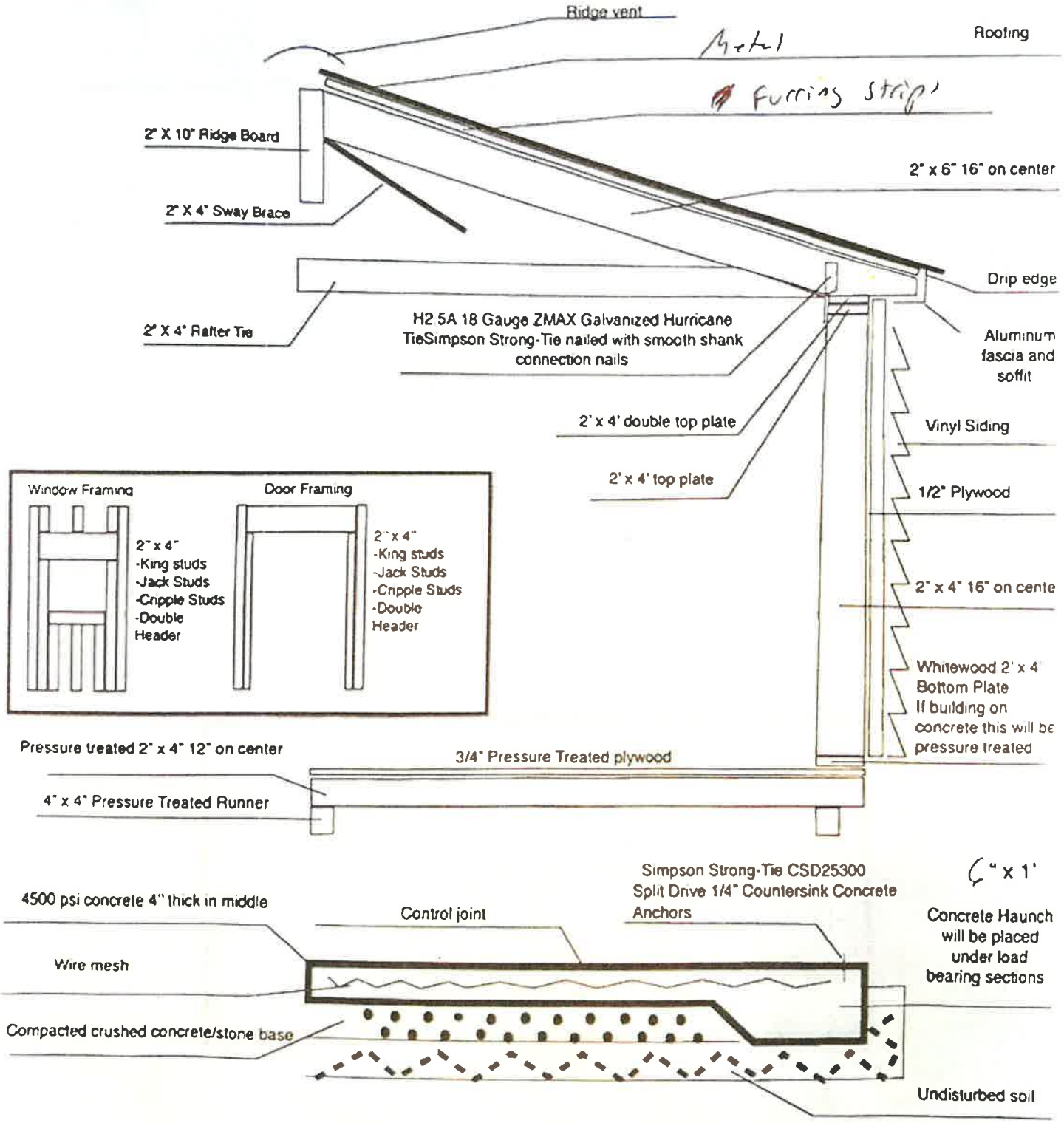


,wner Name _____ Phone # _____

,dress _____

Contractor Name: Race Storage Sheds LLC. Phone #: Ben Race (716) 566 - 8254 Email: RaceStorageSheds@gmail

Building Size - Length 12' Width 10' Height 11' The floor will be: Concrete K Wood _____



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. 2330 July 8, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 80 Main Street, Lockport, New York, had been filed by Lockport United Church of Christ.

The request is for a variance to utilize a tenant space as a church situated in a B-2 Zone.

Approval of the permit application was denied or withheld because churches are not a permitted use in a B-2 Zone.

The City of Lockport Zoning Ordinance allows churches in R-3 Zones.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, July 23, 2024 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 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: 80 MAIN St Sto H, Lockport NY 14094

APPLICANT INFORMATION

NAME: LOCKPORT. UNITED CHURCH OF CHRIST ADDRESS: 98 EAST AVE.

PHONE: 716-772-7602 LOCKPORT NY 14094 (CITY STATE ZIP)

FAX: _____ E-MAIL: CCORRIERI@ROCHESTER.RR.COM

OWNER INFORMATION (Anthony Trusso Sole member)

NAME: 175 WAINWRIGHT ADDRESS: 140 North St

PHONE: 716-881-7221 Buffalo NY 14201 (CITY STATE ZIP)

FAX: 716-566-1959 E-MAIL: ATTRUSSO@Roadrunner.com

RELATIONSHIP OF APPLICANT TO PROPERTY:

___ CONTRACT PURCHASER ___ CONTRACTOR ___ OTHER

___ ARCHITECT/ ENGINEER X LESSEE

OFFICE USE ONLY

RECEIVED BY: _____ DATE.TIME RECEIVED: _____

FEE AMOUNT: _____ CHECK/MONEY ORDER#: _____

ZONING: _____ FEE TRANSMITTAL DATE: _____

AGENDA DATE: _____ DEADLINE DATE: _____

COUNTY TAX MAP IDENTIFICATION NUMBER: _____

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

FORMERLY THE ULRICH CITY CENTER
NOW OWNED BY ANTHONY TRUSSO

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

SPACE WILL BE USED EXCLUSIVELY AS A CHURCH.
SUNDAY MORNING WORSHIP SERVICE FOR 1 HOUR
WEEKLY, WITH ATTENDANCE OF 20 TO 25 PEOPLE.
USED PERIODICALLY DURING THE WEEK FOR SMALL
GATHERINGS, SUCH AS BIBLE STUDY, WITH 5 TO 10 PEOPLE.
WE HAVE 2 EMPLOYEES, PASTOR AND SECRETARY,
WHO WILL BE THERE PERIODICALLY.

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)

OUR CHURCH HAS BEEN LOCATED ON EAST AVENUE
SINCE 1890. THE BUILDING HAS BECOME TOO LARGE
FOR OUR SMALL CONGREGATION, SO IT WAS PUT ON THE
MARKET AND RECENTLY SOLD. WE NEED A SMALLER
SPACE IN WHICH TO CONTINUE. WE WOULD VERY MUCH
LIKE TO RE-LOCATE IN THE DOWNTOWN LOCKPORT AREA,
WHERE WE CAN CONTINUE OUR TRADITION OF BEING AN ACTIVE PRESENCE IN THIS COMMUNITY

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

WE WILL NOT BE MAKING ANY CHANGES TO
THE EXTERIOR OF THE BUILDING.
INSIDE THE ONLY CHANGE WILL BE TO PAINT.
WE SHOULD HAVE NO IMPACT ON THE ADJACENT
PROPERTIES. IF WE SHOUL INADVERTANTLY DO
ANYTHING THAT HAS A NEGATIVE IMPACT ON OUR
NEIGHBORS, WE WOULD CERTAINLY ACT TO
CORRECT THE SITUATION.

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) COUNCIL PRESIDENT — Date 7-2-24

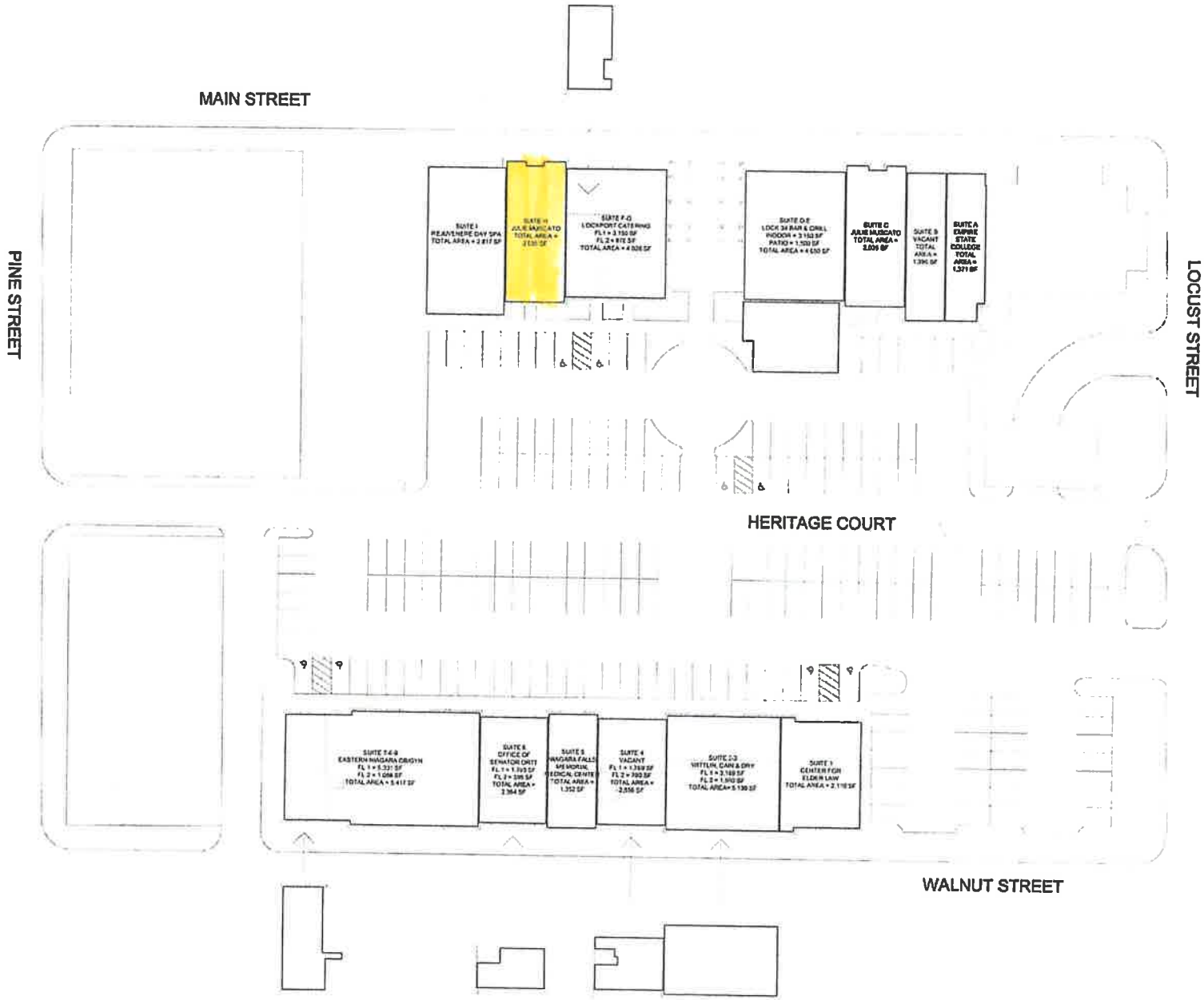
IF APPLICANT IS NOT THE OWNER OF RECORD FOR SUBJECT PARCEL:

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 7/1/24

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.


MAIN STREET
PINE STREET
LOCUST STREET
HERITAGE COURT
WALNUT STREET
SUITE I
REAN/HERE DAY SPA
TOTAL AREA = 2,817 SF
SUITE H
JULIE MUSCATO
TOTAL AREA =
SUITE F-G
LOCKPORT CATERING
FL 1 = 3,150 SF
FL 2 = 812 SF
TOTAL AREA = 4,026 SF
SUITE D-E
LOCK 34 BAR & GRILL
INDOOR = 3,150 SF
PATIO = 1,500 SF
TOTAL AREA = 4,650 SF
SUITE C
JULIE MUSCATO
TOTAL AREA =
2,205 SF
SUITE B
VACANT
TOTAL
AREA =
1,396 SF
SUITE A
EMPIRE
STATE
COLLEGE
TOTAL
AREA =
1,371 SF
SUITE 7-8-9
EASTERN NIAGARA OBGYN
FL 1 = 3,331 SF
FL 2 = 1,086 SF
TOTAL AREA = 5,417 SF
SUITE 6
OFFICE OF
SENATOR ORTT
FL 1 = 1,393 SF
FL 2 = 395 SF
TOTAL AREA =
2,364 SF
SUITE 5
NIAGARA FALLS
MEMORIAL
MEDICAL CENTER
TOTAL AREA =
1,352 SF
SUITE 4
VACANT
FL 1 = 1,369 SF
FL 2 = 700 SF
TOTAL AREA =
2,056 SF
SUITE 2-3
VITTLIN, CAIN & DRY
FL 1 = 3,189 SF
FL 2 = 1,950 SF
TOTAL AREA= 5,139 SF
SUITE 1
CENTER FOR
ELDER LAW
TOTAL AREA = 2,116 SF

Site Plan

MAIN STREET (FORMERLY EAST MAIN STREET) (82.5' WIDE)

WALNUT STREET (66.0' WIDE)

PINE STREET (66.0' WIDE)

LOCUST STREET (89.5' WIDE)

HERITAGE COURT

CENTENNIAL DEVELOPMENT, LTD.

VELCO, INC.

ELMER A. GRANCHELLI

ULRICH CITY CENTRE, LLC

L-3303, P-130

0.557±Ac.

28.7±Sq.Ft.

JUST ANOTHER LAWSUIT, LLC

L-3312, P-198

(FORMER CENTER ALLEY 16.5' WIDE)

CITY OF LOCKPORT

PIST NO. 2013-03781

0.442±Ac.

LOT-18 LOT-16 LOT-20 LOT-8 LOT-22 LOT-24 LOT-26 LOT-28 LOT-27 LOT-29 LOT-31 LOT-C LOT-33 LOT-35 LOT-37 LOT-39

LEGEND

- UE — UNDERGROUND ELECTRIC
- GUIDE RAIL
- LIGHT POLE
- CB — CATCH BASIN
- ELEC MH — ELECTRIC MANHOLE
- SAN MH — SANITARY MANHOLE
- MH — MANHOLE
- ELEC METER — ELECTRIC METER
- WV — WATER VALVE
- GV — GAS VALVE
- WM — WM

NOTES

1) SEE EASEMENT FOR GAS MAIN TO NEW YORK STATE ELECTRIC & GAS CORPORATION L-1549, P-438 - UNABLE TO PLOT FROM RECORDED DESCRIPTION.
2) TOPOGRAPHICAL MAP PREPARED BY McINTOSH & McINTOSH, P.C. DATED AUGUST 4, 2004 AND IDENTIFIED AS JOB NO. 2010-3-TOPO.

REFERENCES	REVISION	REFERENCES	REVISION
		SEPTEMBER 22, 2011	

McINTOSH & McINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
LOCKPORT, NEW YORK PHONE 434-9138
BUFFALO, NEW YORK PHONE 633-5360

SURVEY OF PART OF LOT-12, SEC.-14, TWP.-14, R.-8, HOLLAND PURCHASE

LOCATION: CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK

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

JOB No. 2010-SOUTH-1 SCALE: 1" = 20' DATE: APRIL 4, 2008