



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

February 10, 2025

Megan Brewer

AMENDED AGENDA

Please be advised that there are six (6) items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, February 25, 2025 at 5:00 P.M.

1. Naman Adlakha. 66 Steven Street. Request to erect a second ground sign on the property situated in an I-3 Zone. (use-second ground sign)
2. Kevin Schrader. 38 Heath Street. Request to subdivide the 297' x 135' northerly section of the property situated in an I-2 Zone. (area-lot area .92', area-lot width 135')
3. Cooper Sign Company. 21 Church Street. Request to erect a 48" x 36" ground sign on the property situated in a B-5 Zone. (use-second ground sign, area-sign located less than 5' from the City right-of-way)
4. Louis Marcantonio. 87 Center Street. Request to erect two two-family dwellings on the property situated in an R-1 Zone. (use-two-family dwelling, use-more than one primary structure on the property)
5. SM Pynn & Sons. 21 Simonds Street. Request to erect a 30' x 43' addition to the rear of the building situated in an I-2 Zone. (area-lot coverage 59.3%, area-2.35' west line, area-7.5' east line, area-3.25' south line)
6. Karla Bow. 20 Hill Street. Request for an extension of Variance Case No. 2319 granted April 23, 2024.



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Chief Building Inspector

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NOTICE OF PUBLIC HEARING

Case No. 2341

February 10, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 66 Stevens Street, Lockport, New York, had been filed by Naman Adlakha.

The request is for a variance to erect a second ground sign situated in an I-3 Zone.

Approval of the permit application was denied or withheld because there will be two total ground signs on the property.

The City of Lockport Sign Ordinance Section 190-125 allows one ground sign for each individual building.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, February 25, 2025 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.)

66 STEVENS WAS OWNED BY HILLSIDE CHILDREN'S CENTER, NOW IT'S OWNED BY (SINCE 3rd JULY 2024) NAMAN ADLAKHA & SATYAK ADLAKHA.

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

66 Stevens Street is used by two companies Omorfee America LLC, specializing in the manufacturing, warehousing, and distribution of skincare products and Adlakha Design & Build which will just use 2 cabins on the main floor to use it as office space. Omorfee plans to establish a lab-scale manufacturing unit at this facility to produce items such as organic lip balms, creams, and hair and body washes. These organic skincare products are free from harmful residues and chemicals. The facility's operating hours will be from 9:00 AM to 6:00 PM, Monday through Friday, excluding weekends. Omorfee aims to expand its team at this location to over 10 employees, with 4 employees currently working on-site. Adlakha Design & Build will only use this space as their registered office and place for meetings. Both the companies are owner owned and are in direct interest of the present owners. We need permission to have two signage outside the property.

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)

We plan to USE two cabins on the main floor for Adlakha Design & Build, exclusively for conducting meetings. Therefore, we kindly request your approval to install two signboards outside the property. Adlakha Design & Build will not use this property for any other purposes, such as storage or warehousing. The property will be strictly utilized for meetings and office-related activities.

Omorfee Sign board has been put up right in front of the building, which has been placed exactly at the same location as the Hillside signage, we are actually using the same poles and have just changed the centre signage.

WE WOULD LIKE TO REQUEST TO ALLOW US FOR 2 DIFFERENT SIGNAGE OUTSIDE THE PROPERTY.

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

Adlakha Design & Build has installed their signage on the far east side of the property, in front of the extended parking lot.

The Omorfee signboard has been installed directly in front of the building, precisely at the same location as the previous Hillside signage. We have utilized the existing poles and replaced only the center panel with the new signage.

The signs are positioned with considerable distance between them, ensuring they do not impact the neighborhood, adjacent properties and property line. Kindly let us know if any adjustments to the signage placement are necessary.

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)

3rd Jan 2025
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)

3rd Jan 2025
Date

Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 5:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

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

CITY OF LOCKPORT
BUILDING INSPECTION DEPARTMENT

ONE LOCKS PLAZA

PHONE-439-6754

FAX-439-6605

BUILDING PERMIT APPLICATION FOR
SIGNS

Job Location: 66 Stevens Street Date: December 17, 2024

Owner: Satyak Adlakha Address (if different): _____

Phone: 970-707-0709 City: Lockport Zip: 14094

Construction Cost: _____

Contractor(s): _____

Type: Permanent A Frame Temporary

Height: 66 inches Length: 72 inches Width: 5 inches

Width of Building or Tenant space 46 ft. Size of any existing signage 33 s.f.

Please Attach the Following:

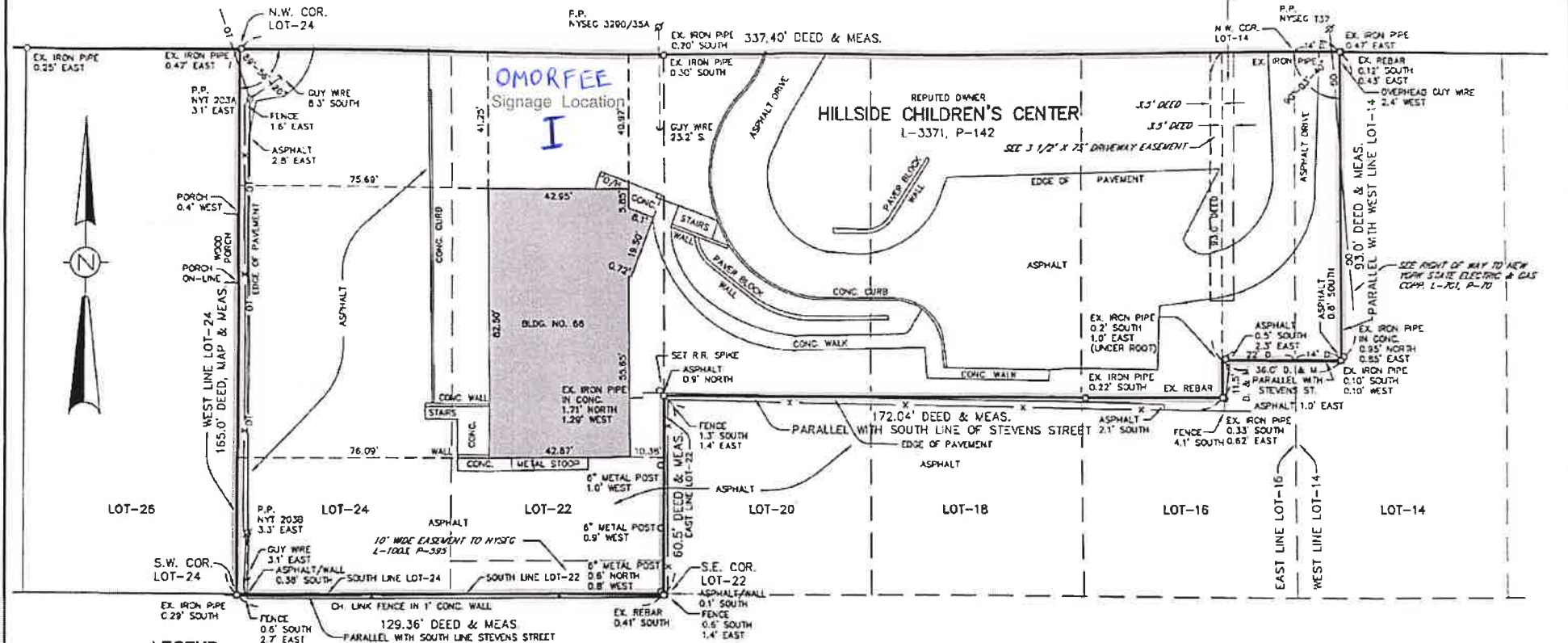
- Property Survey that is current and accurate
- Locations of the proposed structures **(Marked on Survey)**
- Setback dimensions (front, rear, and all sides) **(Mentioned on Survey)**
- Picture of proposed signage

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

Applicant's Name:(if different than owner) _____ (attach letter of agency)
Owner/ Applicant Signature:  _____ Date: 12/17/2024

All A-frame Signs must not be in the City Right-of-Way and displayed only during business hours. If you have an approved A-frame sign permit you cannot have any other temporary signs. Permits will be revoked if signage is displayed illegally.

STEVENS STREET (49.5' WDE)



LEGEND

- OC— OVERHEAD GUY WIRE
- OT— OVERHEAD TELEPHONE
- X— FENCE
- ⊕ P.P. POWER POLE

NOTES:

- 1) EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. L-1004, P-5 AFFECTS SUB LOT-24, NO SPECIFIC LOCATION OR WIDTH DESCRIBED.
- 2) EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. L-1015, P-282, DOES NOT AFFECT SURVEYED PREMISES.
- 3) EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. L-718, P-123, AFFECTS SUB LOT-18, NO SPECIFIC LOCATION OR WIDTH DESCRIBED.

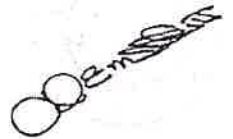
BEING ALSO SUBDIVISION LOTS-24 & 22 & PART OF LOTS-14, 16, 18 & 20, SOUTH SIDE OF STEVENS STREET

McINTOSH & McINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
429 PINE STREET, LOCKPORT, NEW YORK 14094
PHONE 433-2535 PHONE 625-8360

| RESURVEY | REVISION |
|----------------|----------|
| APRIL 17, 2024 | |
| | |
| | |

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

| | | | |
|--|-----------------|----------------------|-----------|
| SURVEY OF PART OF LOT-58, TWP.-14, R.-7, HOLLAND PURCHASE | | | |
| LOCATION CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK | | | |
| REFERENCE MAP FILE IN MICROFILM MAP BOOK-10, PAGES-979 & 980 | | | |
| JOB No. 4684-B | SCALE: 1" = 30' | DATE: MARCH 21, 2023 | |
| | | DRAWN JEM II | |
| | | COMP JEM II | |
| | | DESC | |
| | | CAD/CPL | 4884810MG |








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BE EXOTIC

CITY OF LOCKPORT
BUILDING INSPECTION DEPARTMENT

ONE LOCKS PLAZA

PHONE-439-6754

FAX-439-6605

BUILDING PERMIT APPLICATION FOR
SIGNS

Job Location: 66 Stevens Date: December 17, 2024

Owner: Satyak Adlakha Address (if different): _____

Phone: 970-707-0709 City: Lockport Zip: 14094

Construction Cost: _____

Contractor(s): _____

Type: Permanent A Frame Temporary

Height: 85 inches Length: 48 inches Width: 2 inches

Width of Building or Tenant space 56 ft. Size of any existing signage 16 s.f.

Please Attach the Following:

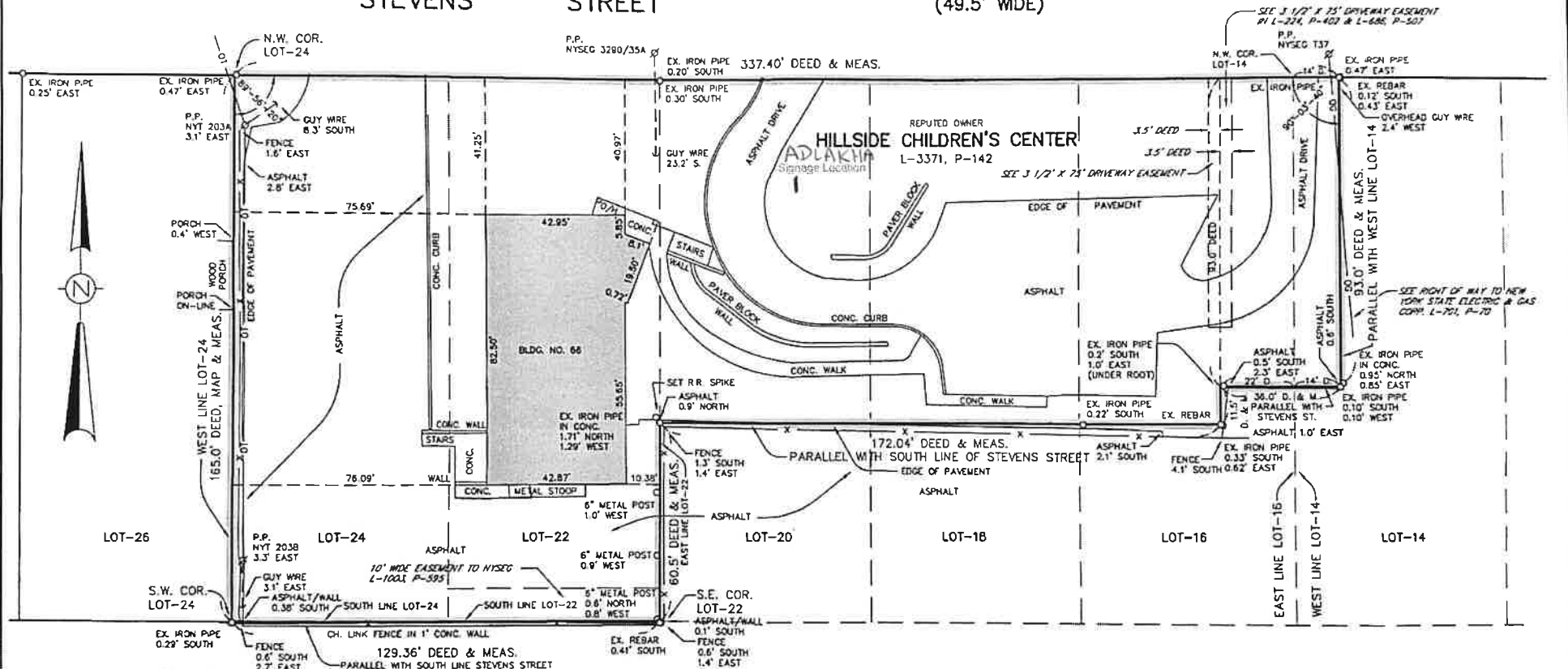
- Property Survey that is current and accurate
- Locations of the proposed structures **(Marked on survey)**
- Setback dimensions (front, rear, and all sides) **(Mentioned on survey)**
- Picture of proposed signage

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

Applicant's Name:(if different than owner) _____ (attach letter of agency)
Owner/ Applicant Signature:  Date: 12/17/2024

All A-frame Signs must not be in the City Right-of-Way and displayed only during business hours. If you have an approved A-frame sign permit you cannot have any other temporary signs. Permits will be revoked if signage is displayed illegally.

STEVENS STREET (49.5' WIDE)



LEGEND

- OG — OVERHEAD GUY WIRE
- OT — OVERHEAD TELEPHONE
- X — FENCE
- ⊘ P.P. POWER POLE

NOTES:

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- 2) EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. L-1015, P-282, DOES NOT AFFECT SURVEYED PREMISES.
- 3) EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. L-718, P-123, AFFECTS SUB LOT-18, NO SPECIFIC LOCATION OR WIDTH DESCRIBED.

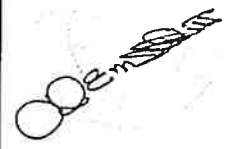
BEING ALSO SUBDIVISION LOTS-24 & 22 & PART OF LOTS-14, 16, 18 & 20, SOUTH SIDE OF STEVENS STREET

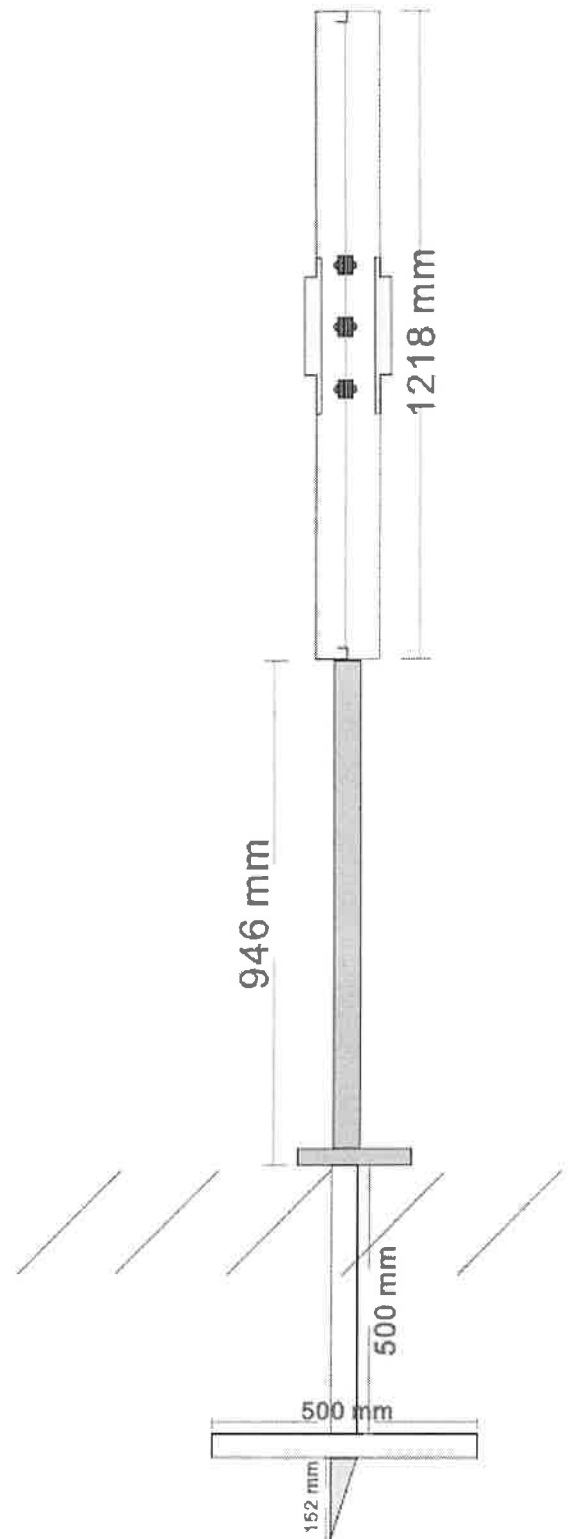
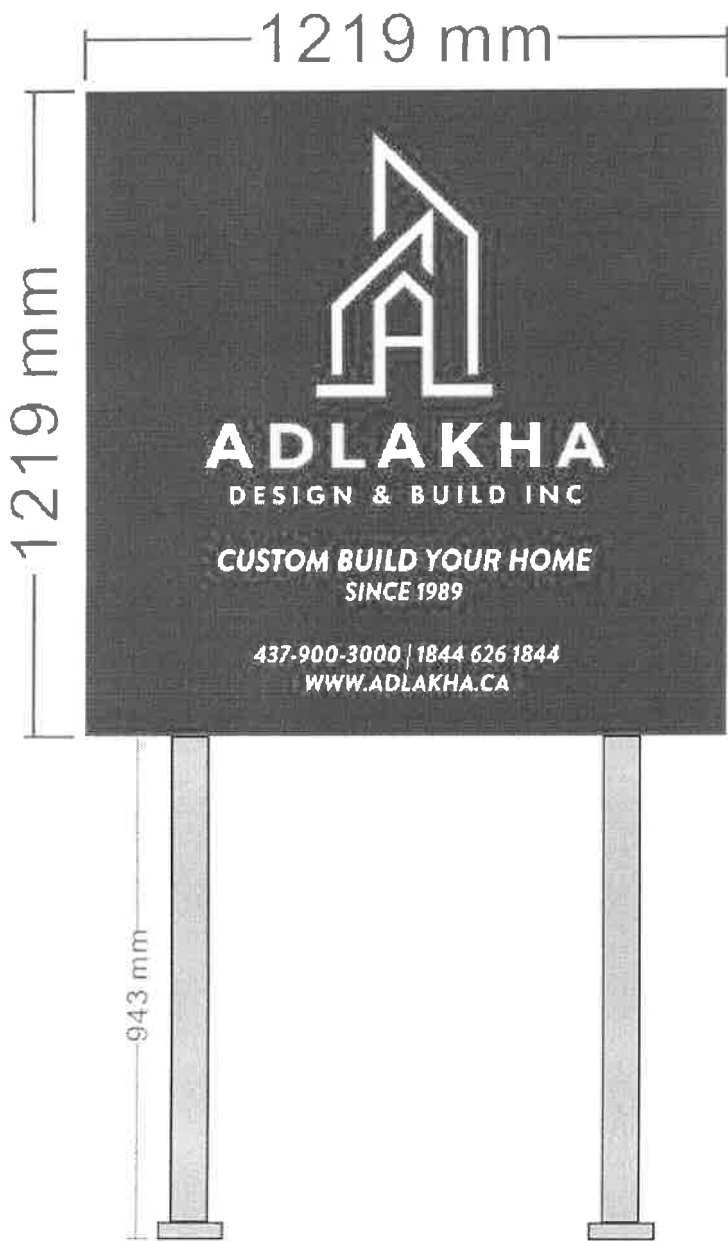
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PHONE 433-2535 PHONE 625-8360

| REVISION | REVISION |
|----------------|----------|
| APRIL 17, 2024 | |
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| SURVEY OF PART OF LOT-58, TWP.-14, R.-7, HOLLAND PURCHASE | | | |
| LOCATION CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK | | | |
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| JOB No. 4684-B | SCALE: 1" = 30' | DATE: MARCH 21, 2023 | |
| | | | DRAWN JEM II |
| | | | COMP. JEM III |
| | | | DESC. |
| | | | CADFILE 4684B.DWG |









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. 2342

February 10, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 38 Heath Street, Lockport, New York, had been filed by Kevin Schrader.

The request is for a variance to subdivide the 297' x 135' northerly section of the property situated in an I-2 Zone.

Approval of the permit application was denied or withheld because the newly created lot will be .92 acres and the lot width will be 135'.

The City of Lockport Zoning Ordinance requires a minimum lot area of one acre and a minimum lot width of 150' in an I-2 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, February 25, 2025 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.)

Farm/orchard owned by Stahler family

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

Build pole barn 48'x120' with 16x20 office, and common bathroom. Building will have 5 bays with intention to rent out for storage, landscape company, construction company, transportation service, etc. Hours and employees would vary on business that become tenant.

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 need variance to build on lot that is .92 of an acre, when 1 acre is required. Also that the lot has 135 feet of frontage, when 150 feet is required.

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

Building will be similar to other newly built buildings in the area. Only near Ms. Stahler, there is no residential houses to be impacted. Ms. Stahler was made aware of plan prior to her selling the land to me to build said structure.

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)

1-7-2025

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.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

| Part 1 - Project and Sponsor Information | | | |
|--|--|--------------------------------------|----------------------|
| Name of Action or Project: | | | |
| <i>Storage Building</i> | | | |
| Project Location (describe, and attach a location map): | | | |
| <i>corner lot of Heath St and Oakhurst St.</i> | | | |
| Brief Description of Proposed Action: | | | |
| <i>48' x 120' pole barn building with 16' x 20' office/room</i> | | | |
| Name of Applicant or Sponsor: | | Telephone: <i>716-830-4767</i> | |
| <i>Kevin Schrader</i> | | E-Mail: <i>kschrader14@yahoo.com</i> | |
| Address: | | | |
| <i>PO Box 1198</i> | | | |
| City/PO: | | State: | Zip Code: |
| <i>Lockport</i> | | <i>N.Y.</i> | <i>14094</i> |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? | | | NO |
| If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | YES |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? | | | NO |
| If Yes, list agency(s) name and permit or approval: | | | YES |
| 3. a. Total acreage of the site of the proposed action? | | | <u> .92 </u> acres |
| b. Total acreage to be physically disturbed? | | | <u> .75 </u> acres |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | | <u> .92 </u> acres |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| <input type="checkbox"/> Urban Rural (non-agriculture) Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest Agriculture Aquatic Other(Specify): | | | |
| Parkland | | | |

Short Environmental Assessment Form


Part 1 - Project Information

Instructions for Completing

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

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

| Part 1 - Project and Sponsor Information | | | |
|--|--|-------------------------------------|--|
| Name of Action or Project: | | | |
| <i>Storage Building</i> | | | |
| Project Location (describe, and attach a location map): | | | |
| <i>Corner lot of Heath St and Oakhurst St.</i> | | | |
| Brief Description of Proposed Action: | | | |
| <i>48' x 120' pole barn building with 16' x 20' office/room</i> | | | |
| Name of Applicant or Sponsor: | | Telephone: <i>716-830-4767</i> | |
| <i>Kevin Schrader</i> | | E-Mail: <i>ksrader14@yahoo.com</i> | |
| Address: | | | |
| <i>PO Box 1198</i> | | | |
| City/PO: | | State: | Zip Code: |
| <i>Lockport</i> | | <i>N.Y.</i> | <i>14094</i> |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? | | | NO |
| If Yes. attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | YES |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? | | | NO |
| If Yes. list agency(s) name and permit or approval: | | | YES |
| 3. a. Total acreage of the site of the proposed action? | | | <u> .92 </u> acres |
| b. Total acreage to be physically disturbed? | | | <u> .75 </u> acres |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | | <u> .92 </u> acres |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| <input type="checkbox"/> Urban | <input type="checkbox"/> Rural (non-agriculture) | <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Commercial |
| <input type="checkbox"/> Forest | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Aquatic | <input checked="" type="checkbox"/> Residential (suburban) |
| <input type="checkbox"/> Parkland | Other(Specify): | | |

| | | |
|---|-------------------------------------|---|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: | | |
| <input type="checkbox"/> Shoreline | <input type="checkbox"/> Forest | <input checked="" type="checkbox"/> Agricultural/grasslands |
| <input type="checkbox"/> Wetland | <input type="checkbox"/> Urban | <input type="checkbox"/> Suburban |
| Early mid-successional | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor/name: <u>Kevin Schneider</u> | Date: <u>1-7-2025</u> | |
| Signature: <u></u> | Title: <u>owner</u> | |

| | | NO | YES | N/A |
|--|---|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, | a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | NO | YES | |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | | NO | YES | |
| If Yes, identify: _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | | NO | YES | |
| | b. Are public transportation services available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | | NO | YES | |
| If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | | NO | YES | |
| If No, describe method for providing potable water: _____ _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | | NO | YES | |
| If No, describe method for providing wastewater treatment: <u>holding tank</u> _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | | NO | YES | |
| | b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | | NO | YES | |
| | b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | | |

SITE PLAN

In this letter I will propose my plan for the property of land on the corner of Heath Street and Oakhurst Street. The land was owned for decades by the Stahler family and was used as their family farm. The land has since sat unused as a field for numerous years. I spoke to Elaine Stahler, who lives next to this partial and explained my proposal of the land, if they (her sister Marcia) decided to sell to sell the land to me. After hearing my plan, the two spoke and a few days later, advised me they were excited for the development and would sell said land.

I would like to build a pole barn style building (similar to Mr. Heinrich and Mr. Bell) on the land for mainly storage purposes. The planned building (which would be built by TNT Builders) would be 48'X120', with a 16'X20' office area (connected on the west end of building). The building would have 5 bays, each with a 14' overhead door and a man door. The office would have a man door and window facing Oakhurst St and 2 bay windows facing west. Behind the office, would be a required handicap accessible bathroom. This would be separate from the office, but still attached to the main building, and available for all possible tenants use. The buildings' color scheme would be black roof, grey sides with black base and black trim. I would have lights in the soffit around entire building (with separate switch on the south side, in case the lights are an inconvenience for Ms. Stahler). I would also have a security lights on all side of the building (again taking into consideration of Ms. Stahler on the south side).

The entire structure will have a concrete floor throughout, as well as a concrete approach at least 10' out from the front of the building. The parking lot/driveway will be millings, with the possibility of it being eventually blacktop. The area along Heath Street and Oakhurst Street that are not millings/paved, will be maintained grass/lawn. I will also plant at least 2 maple or oak trees along both mentioned streets.

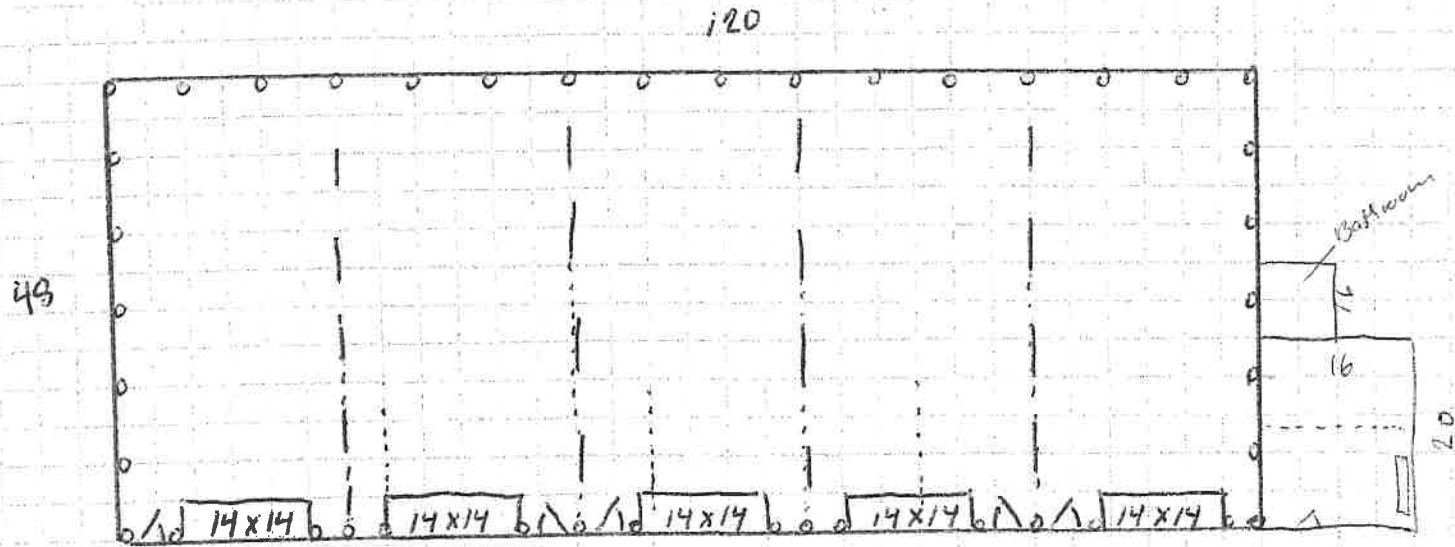
The drainage of the site will be controlled through the natural flow of the land, which is to the west. The water should not cause any issues due to the amount of land still owned by me to the west past the end of the structure. Also, there is no residence, structure, or occupied land to my immediate west side that would be affected.

Thank you for your time and consideration, and I hope that this plan will be approved, so we can continue to improve our City.

Sincerely,

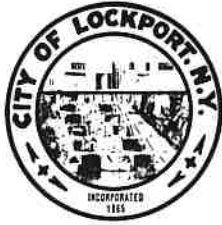
Kevin Schrader

48 x 120 x 16









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. 2343

February 10, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 21 Church Street, Lockport, New York, had been filed by Cooper Neon Sign Co., Inc.

The request is for a variance to erect a 48" x 36" ground sign situated in a B-5 Zone.

Approval of the permit application was denied or withheld because there will be two ground signs located on the property and the sign will be located less than 5' from the City right-of-way.

The City of Lockport Sign Ordinance Section 190-125 allows one ground sign for each individual building and requires a minimum 5' setback from the City right-of-way.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, February 25, 2025 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

2343

**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: 21 Church Street, Lockport, NY 14094

APPLICANT INFORMATION

NAME: Cooper Neon Sign Co. Inc. ADDRESS: 7350 Porter Rd., Niagara Falls, NY

PHONE: 716-297-2340 Niagara Falls, NY 14304

FAX: _____ E-MAIL: support@coopersign.com

CITY STATE ZIP

OWNER INFORMATION

First Presbyterian Church of Lockport
NAME: _____ ADDRESS: 21 Church Street, Lockport, NY 14094

PHONE: 716-433-5905 Lockport NY 14094

FAX: _____ E-MAIL: pastor@1stpreslockport.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.)

This building is a Church.

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

The sign is for the Youth Engagement Center.

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)

City requirements are for the sign to be located 23' from the curb because the ordinance requires 5' from the City's right of way. The customer is asking for the sign to be installed 12' from the curb of Church Street which would be further back than the existing stone monument sign that is next to the chosen location.

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

This is a non illuminated sign therefore it will not alter the character of the neighborhood or impact adjacent properties. It will also be set back further away from the curb than the existing Church's monument sign.

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.

Jennifer E. Cooper
Signature (Applicant)

1/9/2024

Date

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

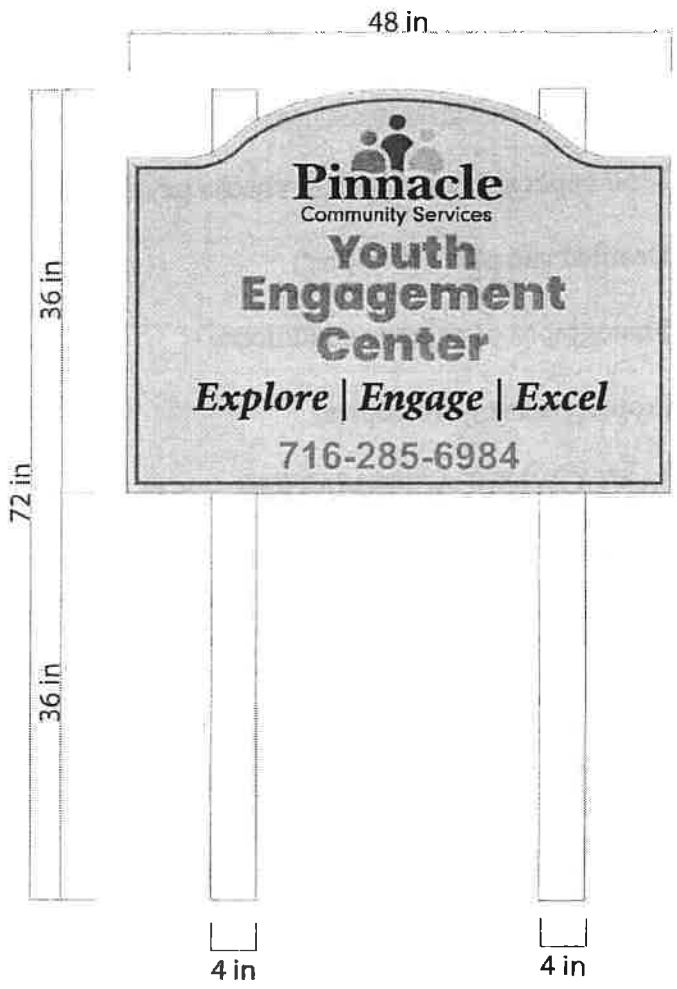
I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.

[Signature]
Signature (Owner)

1/9/2025

Date

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



Post and Panel
 Size: 36"x48"
 Substrate: 6mm Dibond
 Font: Poppins Black, Arial Bold
 Graphic Detail: Digital Print w/ UV Lamination
 Posts: (2) 4"x4"x72" PVC Posts
 Mounting: Face Screw 6mm Dibond
 Sides: Single
 More Information: Treated Posts w/ PVC Sleeves
 Quantity: 1



7350 Porter Road
 Niagara Falls, NY 14304
 716-297-2340

PROJECT:
 Pinnacle Sign Refurbishment

| | |
|-----------------------|---------------------------|
| JOB #: 9379 | DATE: 9/13/2024 |
|-----------------------|---------------------------|

| | |
|---------------------|--------------------------|
| PERMIT: N | SCALE: 3/4"=1' |
|---------------------|--------------------------|

DRAWING TITLE:
 9379_Pinnacle_Refurbishment_PropRend4

| | |
|---------------------|------------------------|
| SALES: KS | DESIGNER: SM |
|---------------------|------------------------|

SQ FT/ELECTRICAL REQUIREMENTS:

REVISIONS:
 7/22/2024- PropRend1
 7/25/2024- PropRend2
 8/6/2024- PropRend3
 9/13/2024- PropRend4
 9/19/2024- PropRend5

I HAVE REVIEWED THE ARTWORK AND I AGREE THAT ALL CONTENT, LAYOUT, COLORS AND SPELLING IS CORRECT.
SIGNATURE:

DATE:

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Post and Panel

Size: 36"x48"

Substrate: 6mm Dibond

Font: Poppins Black, Arial Bold

Graphic Detail: Digital Print w/ UV Lamination

Posts: (2) 4"x4"x72" PVC Posts

Mounting: Face Screw 6mm Dibond

Sides: Single

More Information: Treated Posts w/ PVC Sleeves

Quantity: 1

**Mockup Only
Size and Placement
are NOT Exact**



7350 Porter Road
Niagara Falls, NY 14304
716-297-2340

PROJECT:

Pinnacle Sign Refurbishment

JOB #:

9379

DATE:

9/13/2024

PERMIT:

N

SCALE:

X

DRAWING TITLE:

9379_Pinnacle_Refurbishment_
PropRend4

SALES:

KS

DESIGNER:

SM

SQ FT/ELECTRICAL REQUIREMENTS:

REVISIONS:

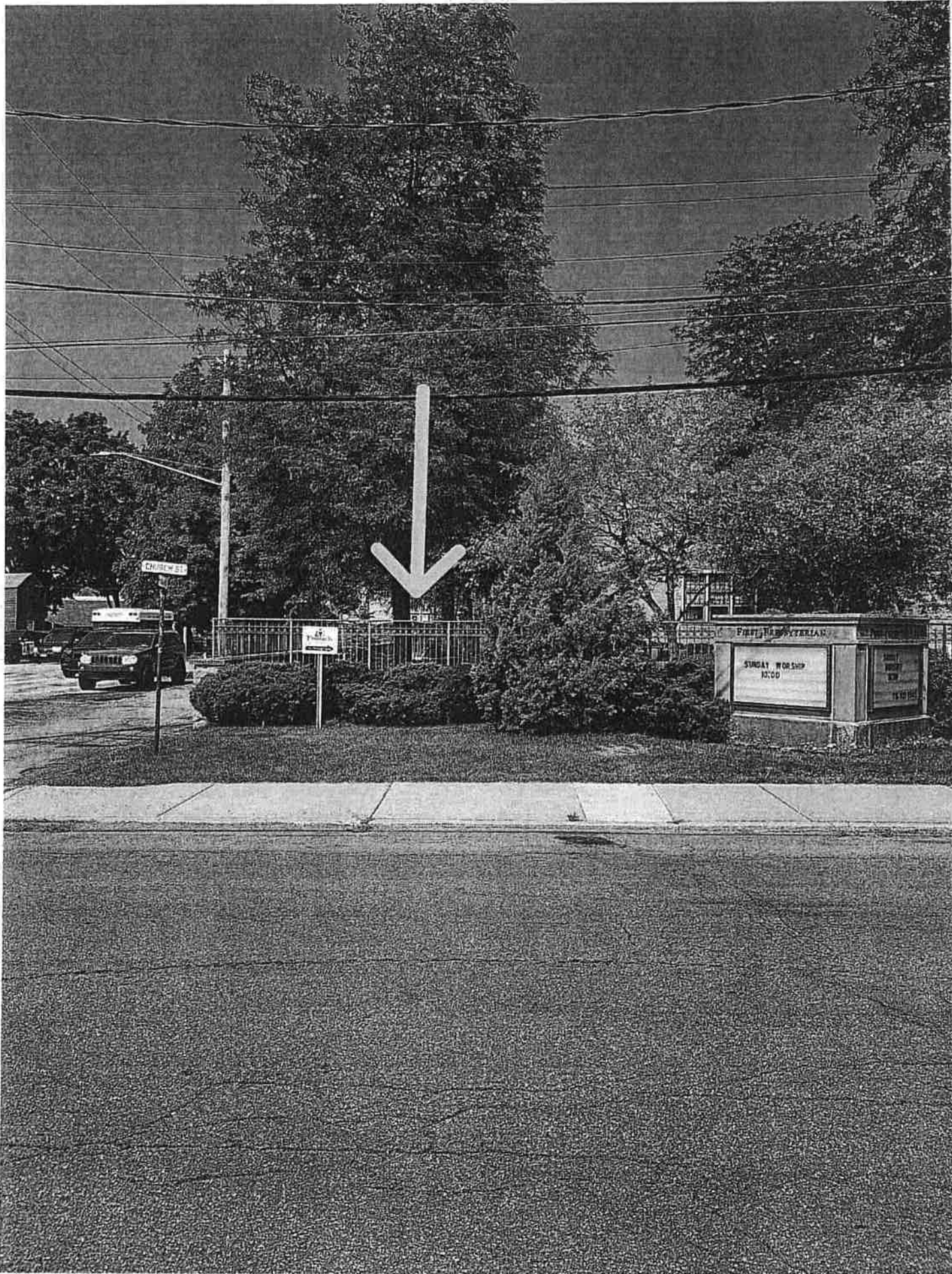
- 7/22/2024- PropRend1
- 7/25/2024- PropRend2
- 8/6/2024- PropRend3
- 9/13/2024- PropRend4
- 9/19/2024- PropRend5

**I HAVE REVIEWED THE ARTWORK
AND I AGREE THAT ALL CONTENT,
LAYOUT, COLORS AND SPELLING
IS CORRECT.**

SIGNATURE:

DATE:

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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. 2344

February 10, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 87 Center Street, Lockport, New York, had been filed by Louis Marcantonio.

The request is for a variance to erect two two-family dwellings on the property situated in an R-1 Zone.

Approval of the permit application was denied or withheld because two family dwellings are not a permitted use in an R-1 Zone and there will be two primary structures located on the property.

The City of Lockport Zoning Ordinance allows two-family dwellings in R-1 and R-2 Districts. Section 190-92 of the City of Lockport Zoning Ordinance states that there shall be not more than one principal dwelling structure nor more than two accessory structures, of which no more than one shall be a private garage, on each lot intended or used for residential purposes.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, February 25, 2025 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

Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

| | |
|--|--|
| 1. APPLICANT/SPONSOR <u>Louis J. Marcantonio Jr.</u> | 2. PROJECT NAME <u>Duplexes on Center</u> |
| 3. PROJECT LOCATION: Municipality <u>Lockport (city), New York</u> County <u>Niagara</u> | |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>Precise location: 87 Center Street, Lockport, N.Y. It is located between Mill Street, and Old Niagara Road. The closest road intersection is North Street.</u> | |
| 5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration | |
| 6. DESCRIBE PROJECT BRIEFLY: <u>Construct (2) 2 bedroom Duplexes on the vacant lot. They will be in line roughly with the other homes. They will be built one at a time.</u> | |
| 7. AMOUNT OF LAND AFFECTED: Initially <u>1.0</u> acres Ultimately <u>1.0</u> acres | |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <u>Currently, it is zoned R-1 which is single family homes.</u> | |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Fores/Open Space <input checked="" type="checkbox"/> Other Describe: <u>vacant lot with few trees.</u> | |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: | |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: | |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Louis J. Marcantonio Jr.</u> Date: <u>1/14/2025</u> Signature: <u>[Signature]</u> | |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

Reset

FROM THE DESK OF

Brett Davidson

January 24, 2025

Louis Marcantonio
140 Roby Street
Lockport, NY 14094

To whom it may concern,

As owner of the property located at 87 Center Street, Lockport, NY I hereby grant Mr. Marcantonio permission to make a presentation regarding a variance application regarding the property named above.

Please also note Mr. Marcantonio has my full support for the nature of his variance request and I commend him for proposing to undertake such a project to help the city put this property to productive use.

Kind Regards,



Brett Davidson

87 CENTER STREET, LOCKPORT, NY 14094

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

No known prior use. Its wooded lightly now. Brett Davidson is the current owner.

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

Our proposed action would be constructing 2 duplexes on the lot which measures 198' x 436'. I would position each building so, if, in the future, it may be split. The building would be approximately 36' deep, and 56' wide. (36 x 56) Each containing 2, 2 bedroom apartments. The buildings would be Post and Beam construction, having metal roof and metal siding panels. Each duplex will have parking for each, behind the buildings.

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 construct these without having to split the parcel in half. It will save costs initially which is important. Having the Severson construction site active, isn't the greatest to attract people but I'm hoping the new apartments will. Will be beneficial to the city also by another set of taxes. The lot was for sale for a while, just trying to invest some money in Lockport. Not alot of people are able to do this, I am.

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

There are other 2 family homes on the same street. One was recently built. I dont think it would have a negative affect. It will certainly do the opposite.

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)

1/10/25

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.



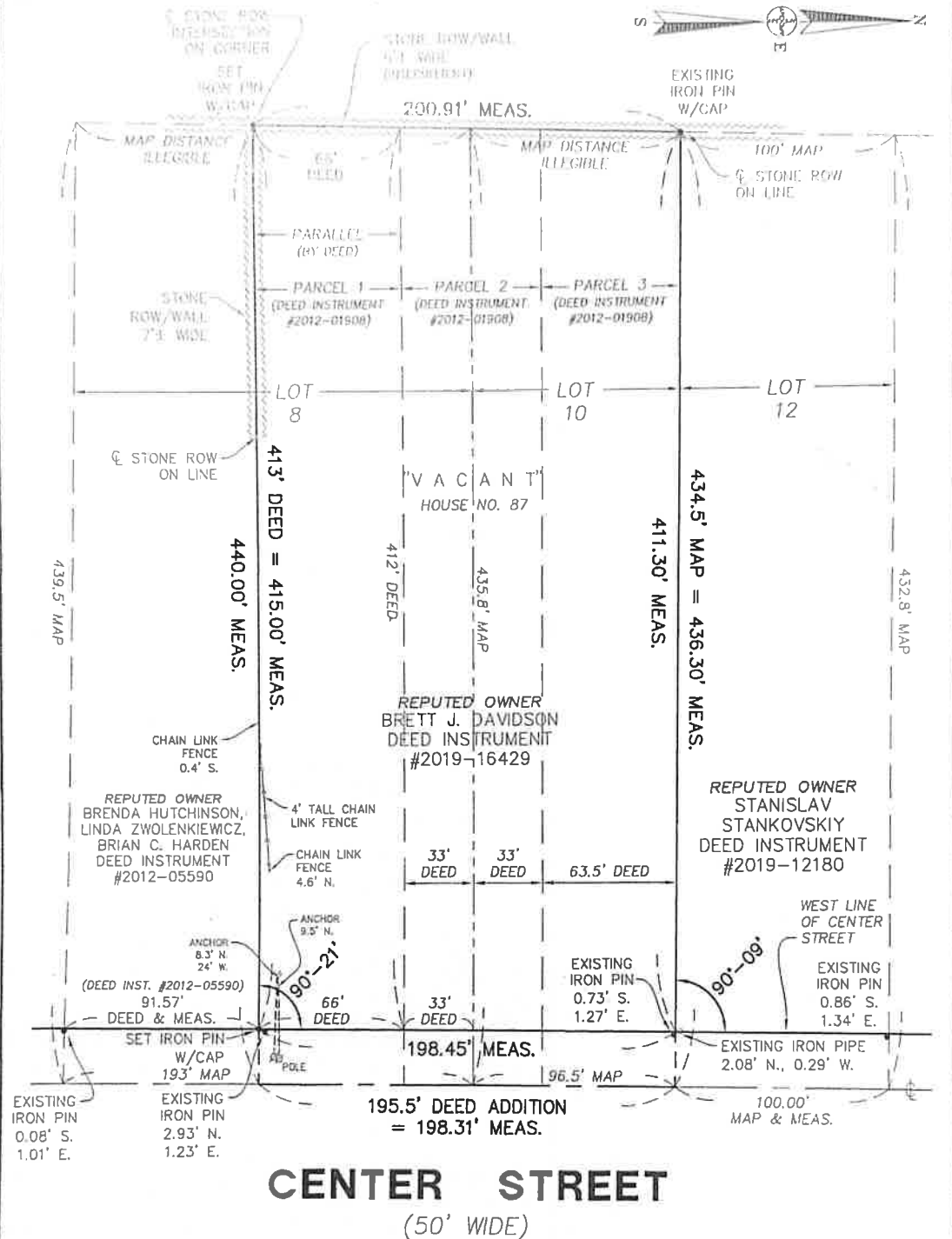
Signature (Owner)

01/09/25

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.



REFERENCE: DEED INSTRUMENT #2012-01908, LANDS CONVEYED TO KEVIN B. HICKS - CONTAINS DESCRIPTION OF PARCEL. WHEREAS DEED INSTRUMENT #2019-16429 ONLY REFERS TO PARCEL BY S.B.L. NUMBER
 SUCCESSOR TO THE RECORDS OF McINTYRE LAND SURVEYING, P.C.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY INFORMATION DERIVED BY AN EXAMINATION OF THE SAME.
 NOTE: ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL AND EMBOSSED WITH THE SURVEYOR'S SEAL SHALL BE VALID COPIES.
 NOTE: THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD

MAP REFERENCE - LOT 10, PART OF LOT 8, AS SHOWN ON A MAP MADE FOR I.C. COTTON & W. HUNT BY JESSE P. HAINES, SURVEYOR IN 1853, NOW FOUND IN MICROFILM MAP BOOK 11 AT PAGE 1079

APEX CONSULTING
 SURVEY & ENGINEERING SERVICES, P.C.
 SURVEYING • ENGINEERING
 LANDSCAPE ARCHITECTURE
 102 EAST AVENUE
 LOCKPORT, NEW YORK 14094
 Phone: (716) 439-0188 FAX: (716) 439-0189

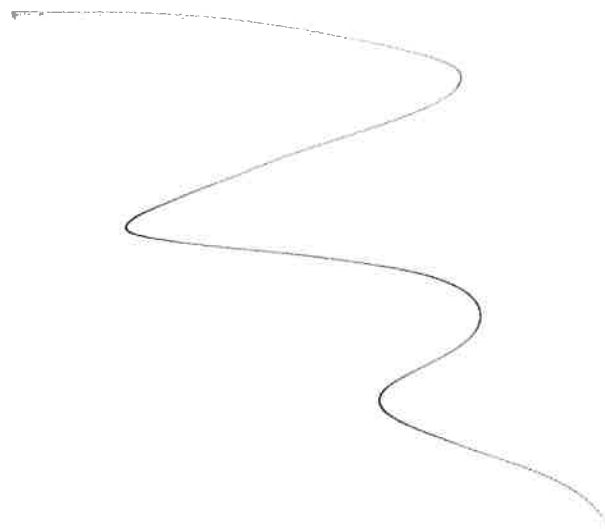
SURVEY OF PART OF:
 LOT - 11 LOCATION - CITY OF
 SECTION - 15 LOCKPORT
 TOWNSHIP - 14 COUNTY - NIAGARA
 RANGE - 6 STATE - NEW YORK
 TRACT: HOLLAND LAND COMPANY'S SURVEY
 DATE: 11/8/24 JOB NO. 241070
 SCALE: 1" = 60' RESURVEY:
 SBL NO. - 9518-1-36
 REVISIONS:

Chad T. Arlington

NOTE: UNAUTHORIZED ALTERATIONS TO THIS MAP ARE IN VIOLATION OF SEC. 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

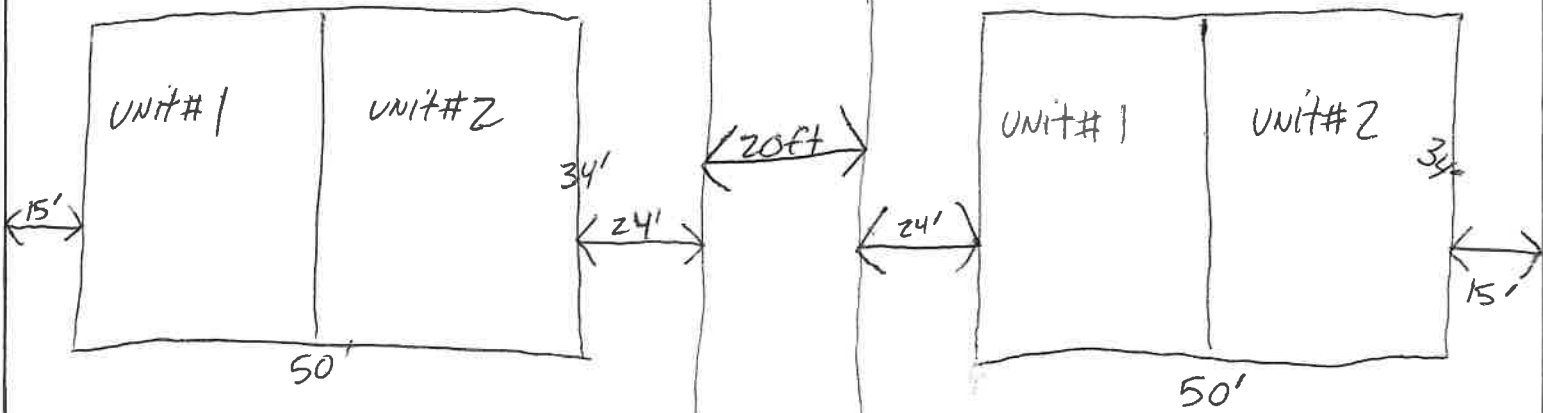
CHAD T. ARLINGTON, L.S.
 N.Y.S. LICENSE NO. 051035

Green
Space



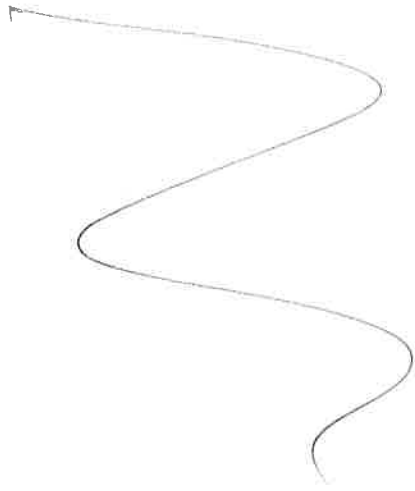
Parking

198' x 436'



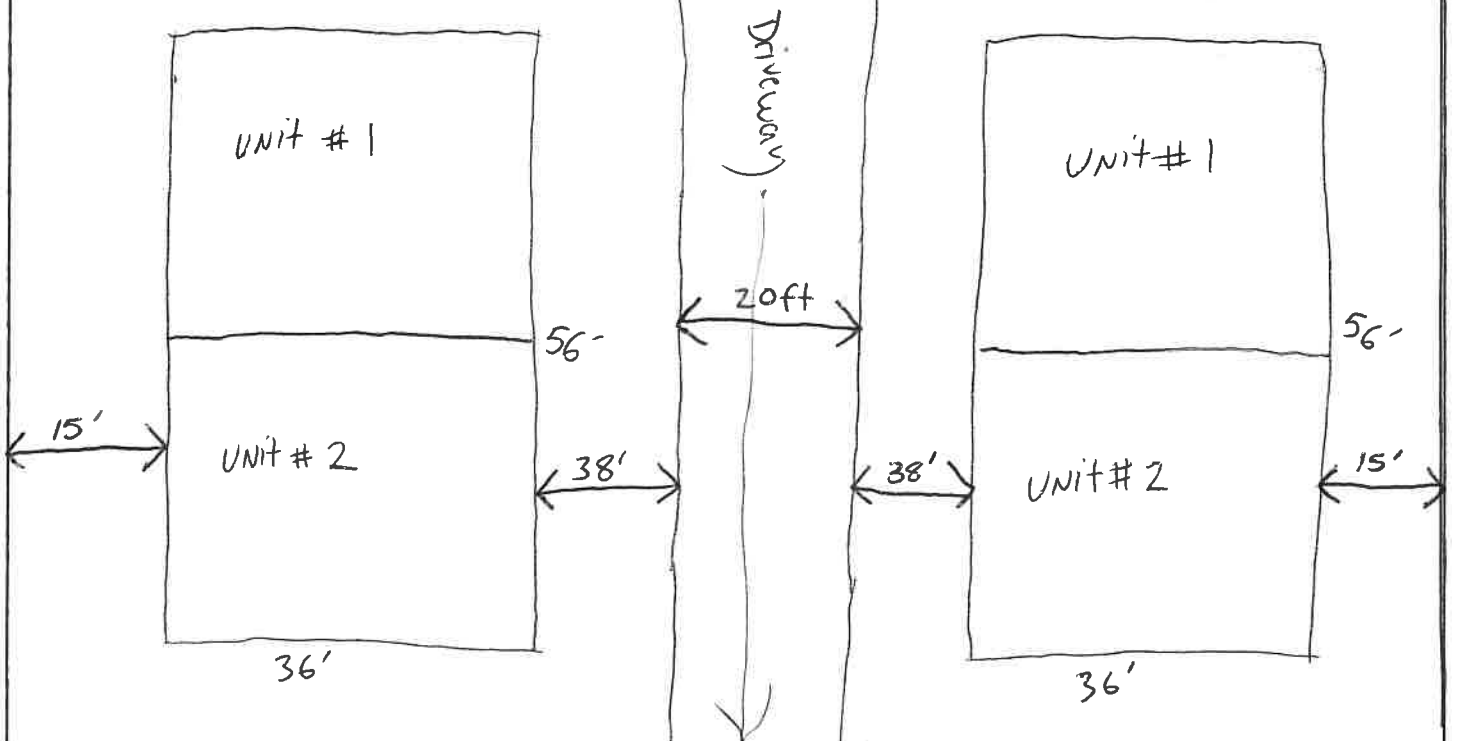
87 Center Street
198' x 436'

Green space

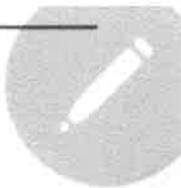
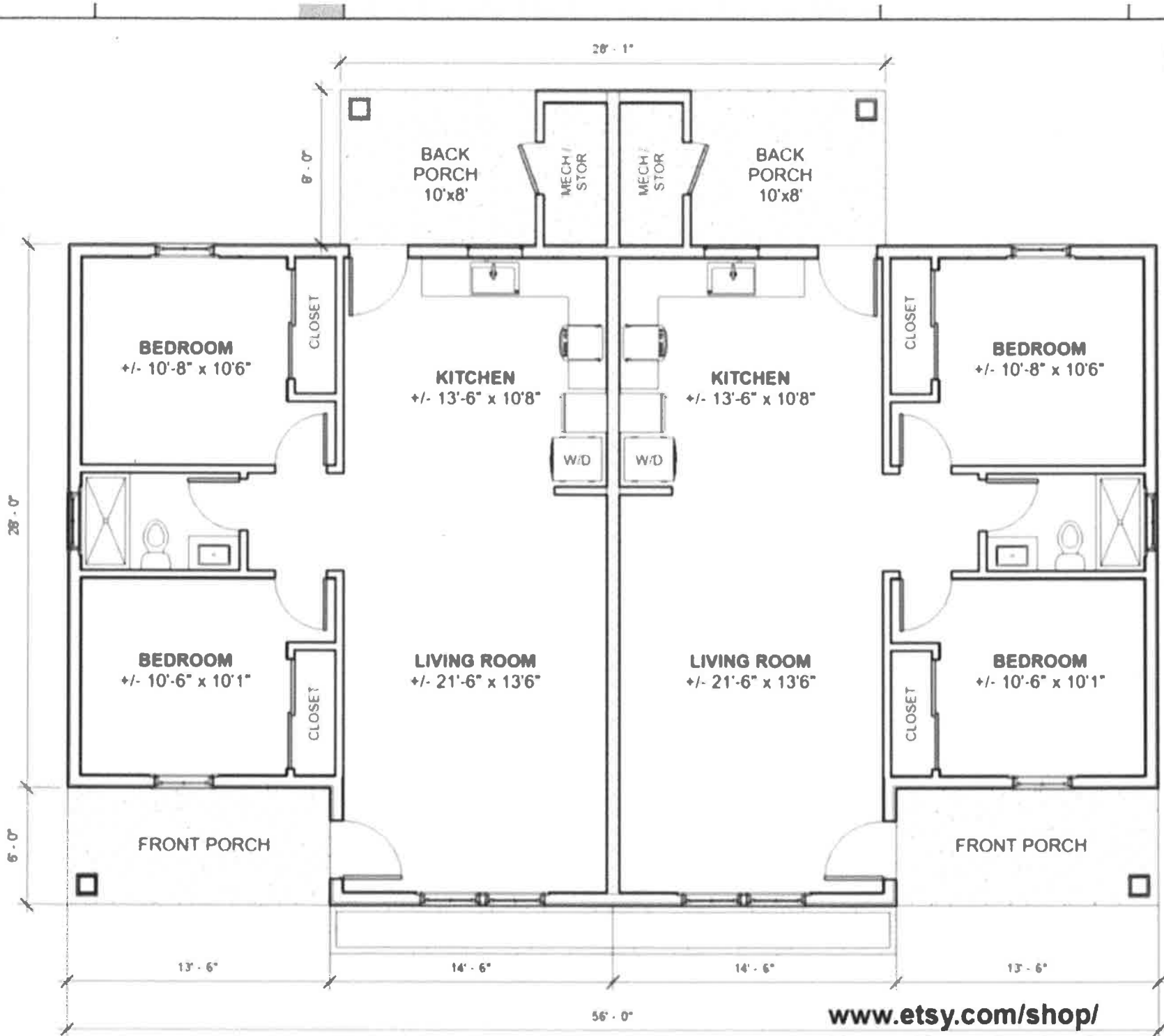


198' x 436'

Parking



87 Center Street
198' x 436'





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. 2345

February 10, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 21 Simonds Street, Lockport, New York, had been filed by SM Pynn & Sons.

The request is for a variance to erect a 30' x 43' addition to the rear of the building situated in an I-2 Zone.

Approval of the permit application was denied or withheld because the addition will increase the lot coverage to 59.3%, be situated 2.35' from the west line, 7.5' from the east line and 3.25' from the south line.

The City of Lockport Zoning Ordinance allows a maximum 50% lot coverage, requires a minimum 20' side yard setback and a minimum 30' rear yard setback in an I-2 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, February 25, 2025 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: 21 Simonds Street

APPLICANT INFORMATION

NAME: SM Pynn + Sons ADDRESS: 31 SIMONDS ST

PHONE: 716 434 4911 LKPT NY 14094
CITY STATE ZIP

FAX: 716 434 4911 E-MAIL: OFFICE@PYNPLUMBING.COM

OWNER INFORMATION

NAME: David Pynn ADDRESS: 7901 CHESTNUT RIDGE RD
~~21 Simonds Street~~

PHONE: 716 628 2128 GASPORT NY 14067
CITY STATE ZIP

FAX: 716 434 4911 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.)

Property has been used as Plumbing Business /Warehousing. This use shall continue as is.

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

Proposed action is to construct a 30'Wx43'L Post Framed rear addition to the existing building, thus expanding on hand business materials, storage, and warehousing capabilities.

VARIANCE STANDARDS (USE VARIANCE) Not Applicable, existing use to remain as is

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) This submission is for an 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)

Current zoning prohibits any kind of addition based on 20' side yard and 30' rear yard setbacks. The proposed addition will bring the lot coverage to approximately 59.3% which is less than 10% over the allowable 50%. West side yard setback would match existing which is 2.35'. East side yard setback would match existing which is approx. 7'-7". Rear yard setback would be 3'-2" from property line.

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

The requested area variance will not alter the character of the neighborhood. The addition and development of this site will match surrounding existing industrial buildings. Adjacent properties are currently developed to over 50% and most of the industrial buildings currently do not meet the setback requirements. The addition will encroach towards property lines that are adjacent to other industrial properties, including the adjacent property we currently own to the west (31 Simonds).

APPLICATION ATTACHMENTS

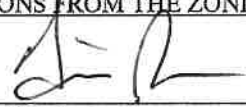
To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

- ✓ \$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)

2-6-25

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.

f 

Signature (Owner)

2-6-25

Date

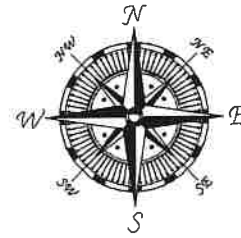
Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 5:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

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.

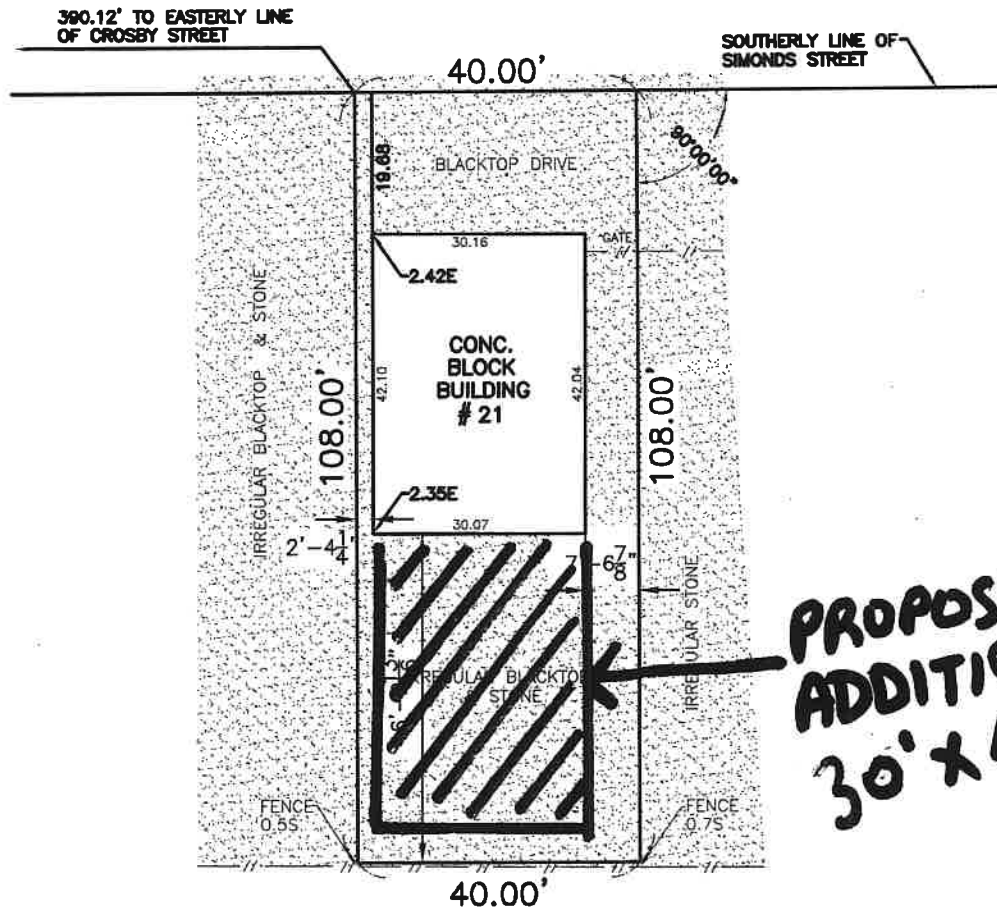
SITE PLAN

| Feet | Inches |
|------|--------|
| 0.08 | 1 |
| 0.17 | 2 |
| 0.25 | 3 |
| 0.33 | 4 |
| 0.42 | 5 |
| 0.50 | 6 |
| 0.58 | 7 |
| 0.67 | 8 |
| 0.75 | 9 |
| 0.83 | 10 |
| 0.92 | 11 |
| 1.00 | 12 |

NOTE: 1) THIS SURVEY IS NULL AND VOID WITH AN AFFIDAVIT OF NO CHANGE
 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH



SIMONDS (40' WIDE) STREET



**PROPOSED
 ADDITION
 30' x 43'**

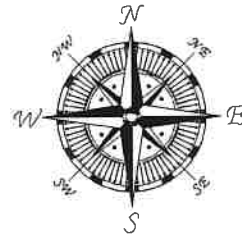
SPC

| | | |
|---|--|--|
| LOCATION: CITY OF LOCKPORT | MAP COVER: 214, NOW FILED BOOK 10 PAGE 969 | JOB NO.: 20-7191 |
| COUNTY OF NIAGARA, STATE OF NEW YORK | SUBLOT(S): 13, BLOCK "6" | DRAWN BY: J. HARTWELL |
| PART OF LOT 58 & 59, TOWNSHIP 14, RANGE 7 | DATE: OCTOBER 28, 2020 | SCALE: 1"=20' |
| REVISIONS: | | CHECKED BY: S. CARVER |
| STEVE A. CARVER PLS. LAND SURVEY SERVICES 965 RUIE ROAD, NORTH TONAWANDA NY 14120 TEL. 716-525-1250 FAX 716-525-1275 CELL. 716-361-2939 EMAIL CARVERSURVEY@GMAIL.COM | | Unauthorized alteration or addition to any survey, drawing, design, specification, plan or report is a violation of Section 7209, Provision 2 of the New York State Education Law. Only copies from the original of this survey map marked with an original of the land surveyor's embossed seal and signature shall be considered to be valid true copies. Copyright Steve A. Carver PLS, all rights reserved. No portion of this drawing may be reproduced, stored or transmitted by any means without prior written permission of the surveyor. This survey is a report of the findings in the field and is not a guarantee of Title. This survey is null and void with an affidavit of no change. |

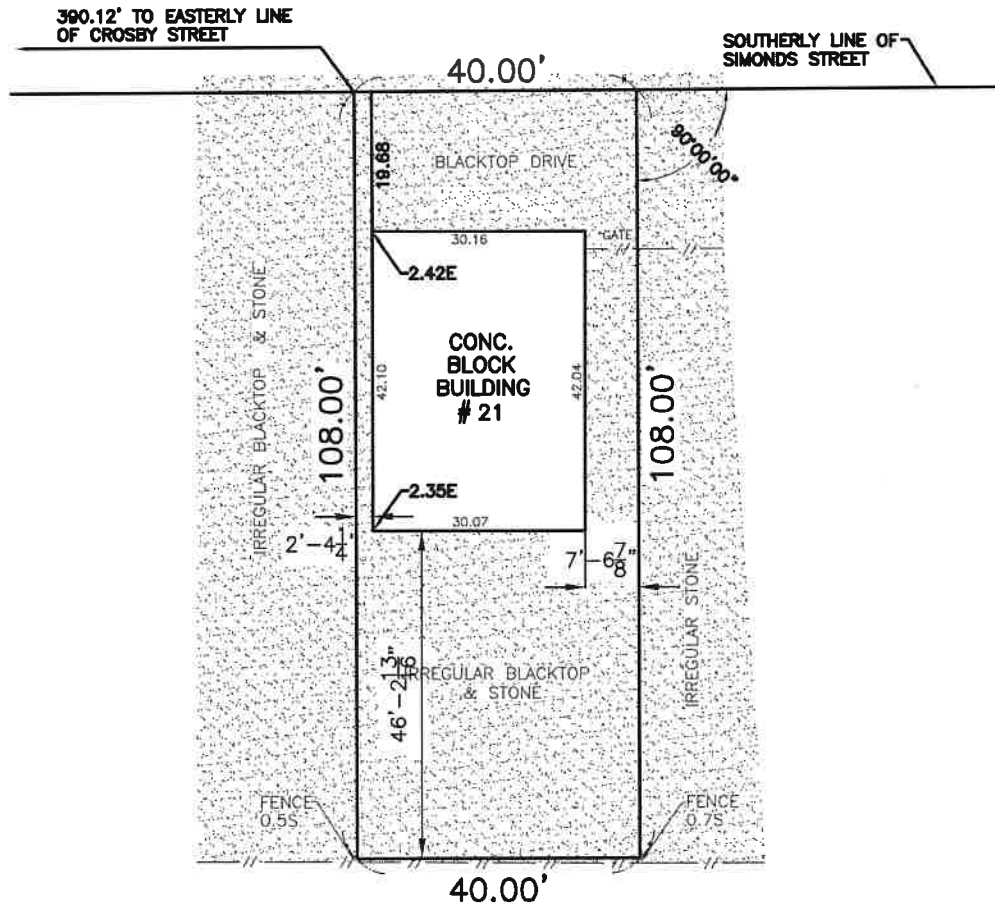
SURVEY

| Feet | Inches |
|------|--------|
| 0.08 | 1 inch |
| 0.17 | 2" |
| 0.25 | 3" |
| 0.33 | 4" |
| 0.42 | 5" |
| 0.50 | 6" |
| 0.58 | 7" |
| 0.67 | 8" |
| 0.75 | 9" |
| 0.83 | 10" |
| 0.92 | 11" |
| 1.00 | 12" |

NOTE: 1) THIS SURVEY IS NULL AND VOID WITH AN AFFIDAVIT OF NO CHANGE
 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH



SIMONDS (40' WIDE) STREET



SPC

| | | |
|--|--|--|
| LOCATION: CITY OF LOCKPORT | MAP COVER: 214, NOW FILED BOOK 10 PAGE 969 | JOB NO.: 20-7191 |
| COUNTY OF NIAGARA, STATE OF NEW YORK | SUBLOT(S): 13, BLOCK "6" | DRAWN BY: J. HARTWELL |
| PART OF LOT 58 & 59, TOWNSHIP 14, RANGE 7 | DATE: OCTOBER 28, 2020 SCALE: 1"=20' | |
| REVISIONS: | | CHECKED BY: S. CARVER |
| <p>STEVE A. CARVER PLS. LAND SURVEY SERVICES 965 RUIE ROAD, NORTH TONAWANDA NY 14120 TEL. 716-525-1250 FAX 716-525-1275 CELL 716-361-2939 EMAIL CARVERSSURVEY@GMAIL.COM</p> | | Unauthorized alteration or addition to any survey, drawing, design, specification, plan or report is a violation of Section 7206, Provision 2 of the New York State Education Law. Only copies from the original of this survey map marked with an original of the land surveyor's embossed seal and signature shall be considered to be valid true copies. Copyright Steve A. Carver PLS, all rights reserved. No portion of this drawing may be reproduced, stored or transmitted by any means without prior written permission of the surveyor. This survey is a report of the findings in the field and is not a guarantee of title. This survey is null and void with an affidavit of no change. |



1600 Liberty Building, 424 Main Street, Buffalo, New York 14202
P 716.854.3400 • www.RuppPfalzgraf.com

MARGARET J. DRZEWIECKI
drzewiecki@RuppPfalzgraf.com

February 7, 2025

Via E-Mail and Hand Delivery

City of Lockport Zoning Board of Appeals
One Locks Plaza
Lockport, New York 14094
jdool@lockportny.gov

ATTN: Jason Dool, Chief Building Inspector

Re: Application Requesting Extension of Variance (Case No. 2319)
and/or Variance at 18 Hill Street, Lockport, NY 14094
Our File No.: 13103.38935

Ladies and Gentlemen:

On behalf of Karla Bow (the “Applicant”), we are submitting this Letter of Intent and the enclosed documentation in furtherance of seeking an extension of a variance pursuant to City of Lockport Zoning Code § 190-190(E)(2); or in the alternative, a lot width variance for the property known as 18 Hill Street, Lockport, New York 14094 (the “Property”).

Exhibits

The documentation being submitted with this Letter of Intent consists of the following:

- Exhibit “A”** – Variance Extension Request dated January 10, 2025
- Exhibit “B”** – City of Lockport Variance Application Form
- Exhibit “C”** – Site Plan
- Exhibit “D”** – Survey
- Exhibit “E”** – Photos of Existing Conditions
- Exhibit “F”** – Variance Approval Resolution (Case No. 2319)

*The Variance Application fee is enclosed with the original copies of this Letter of Intent.

I. PROJECT DETAILS

| | |
|---------------------------------|---|
| <u>Requestor:</u> | Karla Bow 18 Hill Street Lockport, New York 14094 |
| <u>Requestor's Counsel:</u> | Margaret J. Drzewiecki, Esq. Rupp Pfalzgraf LLC Buffalo, New York 14202 Tel: 716-854-3400 Email: Drzewiecki@RuppPfalzgraf.com |
| <u>Project Location:</u> | 18 Hill Street Lockport, New York 14094 |
| <u>Landowner:</u> | Karla Bow |
| <u>Zoning District:</u> | R-2 Residential |

II. VARIANCE REQUEST FOR PROPERTY

A. Variance Extension Request

The Property is zoned R-2 Residential and requires a minimum lot width of 70'. The Property has a deficient lot width of 54', and thus, requires an area variance pursuant to City of Lockport Zoning Code ("Code") § 190-190.

Previously, this Board granted Ms. Bow's variance application (Case No. 2319) on April 23, 2024, with an expiration date of January 23, 2025. *See* Variance Approval Resolution, attached hereto as **Exhibit "F."**

We are now requesting an extension for the previously granted Property variance pursuant to Code § 190-190(E)(2) for an additional six months. *See also* Extension Request, dated January 10, 2025, attached hereto as **Exhibit "A."** Section 190-190(E)(2) states in relevant part:

The Board of Appeals may, for good cause shown, either before or after the expiration or such time limit, extend the time limit, in which case the variance shall be revived for the time specified.

This extension is needed to acquire the necessary permits to perform work at the Property, perform and complete said work, and enable City of Lockport Planning Board review and approval of the subdivision pursuant to Code § 162-3. Ms. Bow was previously delayed from continuing with work on the Property due to personal health issues. She is now available to resume coordinating and overseeing the required work at the Property and our firm has been retained to facilitate all other necessary permits and approvals.

B. Variance Application

Alternatively, should this Board decide that review of a new variance application is necessary, the appropriate materials have been submitted for the Board's consideration. *See* City of Lockport Variance Application Form, attached hereto as **Exhibit "B"**; Site Plan, attached hereto as **Exhibit "C"**; Survey, attached hereto as **Exhibit "D"**; and Photos of Existing Conditions, attached hereto as **Exhibit "E."**

Our responses to the required considerations for an area variance, noted in **Exhibit "B,"** are below.

Brief History of Property

The Property is a proposed subdivided portion of 20 Hill Street. The existing structure at the Property was previously known as Kearns Print Shop, and the Applicant seeks to convert the once commercial structure into a single-family residence.

Description of Proposed Action

The Applicant seeks to convert the existing commercial structure into a single-family residence located on its own individual parcel. Accordingly, the Applicant is simultaneously seeking Planning Board approval for subdivision of 18 Hill Street pursuant to Code § 162-3.

A lot width variance is required for subdivision approval. The Property provides a lot width of 54', which is only 16' deficient from the minimum 70' required.

Variance Standards

The ZBA's findings of fact required by Code § 190-190(D)(2) are provided below in italics along with our response thereto.

(a) That because of special circumstances, practical difficulties or unnecessary hardship applicable particularly to subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

RESPONSE: Due to the topography at the Property, the Property proposes a frontage of 54' which necessitates a variance of merely 16' from the required lot width under the Code. The topography at the Project inhibits the Applicant from achieving the benefit through any other means.

(b) That such conditions have been imposed upon the issuance of the variance as will ensure that the variance thereby authorized does not constitute a grant of special privilege inconsistent with the provisions of this chapter.

RESPONSE: The variance is not substantial as it only seeks a deviance of 16' from the Code-required 70' lot width. The variance will enable the subdivision of the Property and subsequent conversion of the pre-existing nonconforming structure into a residential use.

(c) That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property and improvements in the zone and vicinity in which the property is located.

RESPONSE: The variance will not be materially detrimental to the public welfare, the Property, or the surrounding neighborhood. In fact, the variance will enable the proposed subdivision of the Property and facilitate the conversion of the existing non-conforming structure into a single-family home. The minor deviance of 16' for the proposed lot width will not be noticeable to the surrounding properties. Additionally, once the conversion is completed, the single-family home will no longer be a vacant commercial structure and will enhance the surrounding neighborhood.

February 7, 2025

Page 5

(d) That the granting of such variance will not be contrary to the objectives of this chapter nor to any Master Plan of the City.

RESPONSE: The variance is consistent with the Code's and City of Lockport Comprehensive Plan's ("Plan") objectives. The Plan notes that the City's "residential areas are among its greatest assets." The variance seeks to contribute to the vibrancy of the existing residential area by facilitating the approvals necessary to create a newly renovated residential home at the Property. The proposed residence at the Property is permitted as-of right in the R-2 Residential District and the variance will enable the subdivision of the Property. Use of the Property as a residential home seeks to fulfill the Plan's goal of preserving the residential integrity of the City's neighborhoods by maintaining the existence of single-family homes.

Description of Hardship

The current zoning permits residential use of the Property. However, the existing structure at the Property is a pre-existing nonconforming structure that was previously used for commercial purposes. This variance seeks to permit a deficient lot width so that the Property may be subdivided with the existing structure converted into a single-family home.

Converting the existing structure into a single-family home will not alter the character of the surrounding neighborhood nor adversely impact adjacent properties. Instead, as previously discussed, the proposed single-family home will enhance the existing neighborhood.

III. CONCLUSION

The requested variance is essential to facilitate the Planning Board's subdivision approval for the Project and related conversion of the existing structure at the Property into a single-family home. Please feel free to contact me at 716-854-3400 or via email at Drzewiecki@RuppPfalzgraf.com if you have any questions regarding this Letter of Intent, the enclosed project documentation, or the proposed Project.

Thank you for your consideration and we look forward to moving forward with the next steps in collaboration with the City of Lockport.

Sincerely,



Margaret J. Drzewiecki

Enclosure

cc: Corporation Counsel (via hand delivery)
Megan Brewer (via email)



1600 Liberty Building, 424 Main Street, Buffalo, New York 14202
P 716.854.3400 • www.RuppPfalzgraf.com

MARGARET J. DRZEWIECKI
drzewiecki@RuppPfalzgraf.com

January 10, 2025

Via E-Mail and Regular Mail

City of Lockport Zoning Board of Appeals
One Locks Plaza
Lockport, New York 14094
jdool@lockportny.gov

ATTN: Jason Dool, Chief Building Inspector

Re: Request for Extension of Variance at 20 Hill Street,
Lockport, NY 14094 (Case No. 2319)
Our File No.: 13103.38935

Ladies and Gentlemen:

Our firm represents Ms. Karla Bow, the property owner of 20 Hill Street, Lockport, New York 14094 (the “Property”). Ms. Bow submitted a variance application for review by the City of Lockport Zoning Board of Appeals (“ZBA”) to permit a deficient lot width resulting from the subdivision of the Property into two residential parcels.

The ZBA granted Ms. Bow’s variance application (Case No. 2319) on April 23, 2024, which is attached hereto as **Exhibit A**. The variance approval required Ms. Bow to convert the existing non-residential building at the Property into a single-family home within nine months of the granting of the variance. As a result, the variance approval expires on January 23, 2025.¹

On behalf of Ms. Bow, we are submitting this letter as a formal request to extend the time limit for the Property variance pursuant to City of Lockport Zoning Code § 190-190(E)(2) for an additional six months. Section 190-190(E)(2) states in relevant part:

The Board of Appeals may, for good cause shown, either before or after the expiration or such time limit, extend the time limit, in which case the variance shall be revived for the time specified.

¹ Please note that we are in receipt of a letter dated November 4, 2024 from the City of Lockport Building Inspection Department, attached hereto as **Exhibit B**, which incorrectly notes the variance deadline as December 23, 2024.

RUPP PFALZGRAF LLC

January 10, 2025

Page 2

The requested extension would set the new deadline to convert the existing building into a single-family home as July 23, 2025.

This extension is needed to acquire the necessary permits to perform work at the Property, perform and complete said work, and enable City of Lockport Planning Board review and approval of the subdivision pursuant to City of Lockport Code § 162-3. Ms. Bow was previously delayed from continuing with work on the Property due to personal health issues. She is now available to resume coordinating and overseeing the required work at the Property and our firm has been retained to facilitate all other necessary permits and approvals.

Therefore, we respectfully request an extension of the ZBA's variance approval to July 23, 2025. To the extent necessary, we request placement on the upcoming ZBA agenda on January 28, 2025 to discuss this request in more detail. Please feel free to contact me at 716-854-3400, ext. 255, or via email at drzewiecki@rupppfalzgraf.com if you have any questions regarding this request.

Thank you for your consideration and we look forward to moving forward with next steps in collaboration with the City of Lockport.

Sincerely,



Margaret J. Drzewiecki

Enclosure

cc: Megan Brewer {mbrewer@lockportny.gov}
{via email only}

Client {via email only}

EXHIBIT A

RECEIVED MAY 02 2024

ACTION OF THE ZONING BOARD OF APPEALS, LOCKPORT, NEW YORK

Date Mailed: April 24, 2024

Case No. 2319

At a meeting of the Zoning Board of Appeals held April 23, 2024, your Case No. 2319 was considered. The following resolution was adopted:

BE IT RESOLVED, BY THE ZONING BOARD OF APPEALS, of the City of Lockport, New York, after having fully considered following lawful hearing, the application of Karla Bow to subdivide the lot into two parcels located at 20 Hill Street, Lockport, New York situated in an R-2 Zone.

AND IT APPEARING, the conversion of the building into a single-family home be completed within nine months of the granting of variance,

WHEREAS, benefit cannot be achieved by other means feasible to the applicant, and

WHEREAS, there will be no change to the character of the neighborhood, and

WHEREAS, request is not substantial, and

WHEREAS, there will be no adverse physical or environmental effect, and

WHEREAS, alleged difficulty is not self-created, and


WHEREAS, premises shall be kept in a neat, clean, and orderly condition.

THEREFORE, it is the decision of the Board that the request of the Appeal, Case No. 2319 as set out and described above, be and it hereby is GRANTED and the Building Inspector is authorized and directed to issue the Building Permit and Certificate of Occupancy and Use subject to the requirements of Building, Plumbing and Electrical Codes or any other applicable codes, laws or ordinances and further that as a precedent to the granting of this request, the applicant shall file in writing within thirty (30) days after the granting of this request, as acceptance of the conditions of this variance.

Any variance, exception or special permit granted by the Board of Appeals, must be accepted in writing by the Grantee within thirty (30) days and exercised within six (6) months, or other time as specified by the Board of Appeals.

Respectfully yours,

ZONING BOARD OF APPEALS



Megan Brewer
Secretary

**** PLEASE SIGN ATTACHED ACCEPTANCE FORM AND RETURN TO THIS OFFICE WITHIN THIRTY (30) DAYS OF THE GRANTING OF YOUR VARIANCE ****

I HEREBY AGREE TO ACCEPT THE ABOVE GRANTED VARIANCE AND
RESTRICTIONS.

4/30/24

Date

Marla Bow

Appellant

**THIS IS A VARIANCE FROM THE ZONING ORDINANCE ONLY
A BUILDING PERMIT IS REQUIRED.
PLEASE SIGN AND RETURN ONE COPY**

EXHIBIT B



Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
One Locks Plaza

November 4, 2024

Karla Bow
20 Hill Street
Lockport, NY 14094

Re: Variance Case No. 2319

To whom it may concern:

Recently it has been brought to the Building Inspection Department's attention that you have listed your property locally know as 20 Hill Street, Lockport, New York for sale. On April 23, 2024 variance Case No. 2319 was granted to you to subdivide your property. The variance was granted with the stipulation that the "print shop" building was to be converted into a single family home within nine months.

The deadline to complete the conversion and subdivision is December 23, 2024. If you fail to complete the project by the deadline you will not be able to subdivide the property and both building will have to remain on the same parcel.

If you have any questions regarding this matter, please contact the Building Inspection Department at 716-439-6754.

Sincerely,

Jason Dool
Chief Building Inspector

**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: 18 Hill Street, Lockport, New York 14094

APPLICANT INFORMATION

NAME: Karla Bow ADDRESS: 18 Hill Street

PHONE: (716) 444-1028 Lockport NY 14094
CITY STATE ZIP

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

OWNER INFORMATION

NAME: Same as above ADDRESS: _____

PHONE: _____
CITY STATE ZIP

FAX: _____ E-MAIL: _____

RELATIONSHIP OF APPLICANT TO PROPERTY:

CONTRACT PURCHASER CONTRACTOR OTHER
 ARCHITECT/ ENGINEER LESSEE Owner

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.)

Please see Letter of Intent ("LOI").

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

Please see LOI.

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)

Please see LOI.

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

Please see LOI.

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.

Harla Bow
Signature (Applicant)

2/7/25
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.

SITE/FLOOR PLAN

Re: 18 Hill St (zoned R2)

Prepared by: Karla Bow, Owner

For: Proposed conversion to SFR (Non-structural)

PHASE I – EXTERIOR (COMPLETED**)**

Install new fencing along entire southerly property line.

Install new blacktop driveway along easterly property line of house.

Licensed electrician to perform electrical inspection and Nyseg turn power on.

PHASE II – INTERIOR

Contractor to install 2nd layer of subfloor over existing for leveling purposes.

Licensed and insured general contractor to frame in non-load bearing walls for bathroom, kitchen, closets, and bedroom per floor plan.

Contractor to re-frame 1 kitchen and 2 bedroom windows to decrease opening and install 3 new windows.

Licensed and insured plumber to “rough plumb” bathroom, laundry, and kitchen as needed.

Electrician to install wiring for dryer, outlets, lighting, and mini-split heating/cooling units as needed.

PHASE III - INTERIOR

General contractor to paint, install drywall, kitchen cabinets, and interior doors.*

Plumber or contractor to install shower, toilet, sinks, and dishwasher.*

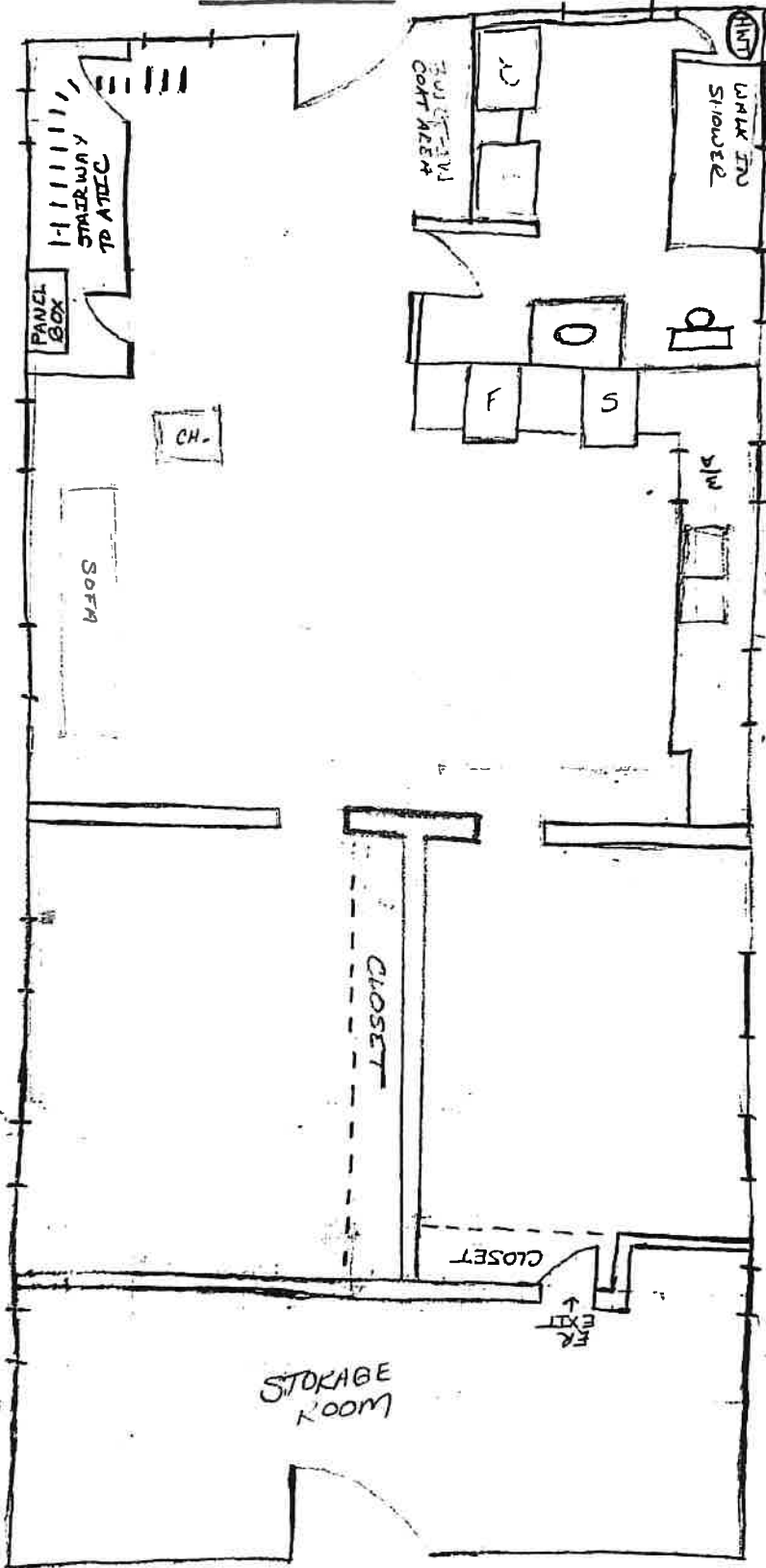
General contractor to install lighting, flooring, final trim work, and appliances.

Authentisign
Karla Bow 02/07/25
Karla Bow, Property Owner

*Please see attached drawings for specific floor plans and renderings.



SITE MAP/FLOOR PLAN *
RE: 18 HILL ST (ZONED R2)
PREPARED BY: KARLA BOW, PROPERTY OWNER
FOR PROPOSED SPR CONVERSION



- PROPOSED WORK IS INTERIOR & NON-STRUCTURAL

Karla Bow 1/6/25



Kitchen cabinet design*

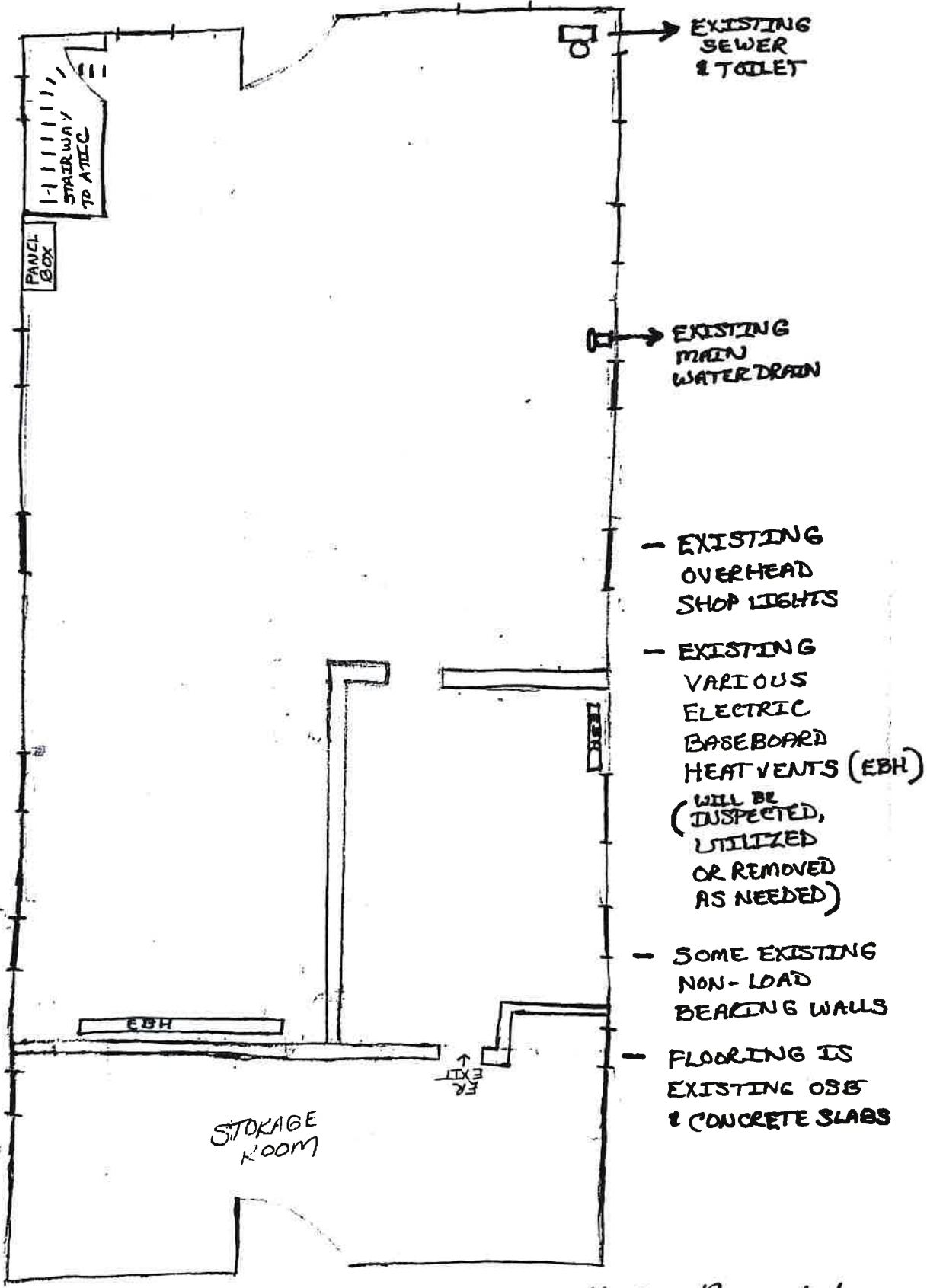
*Not to scale

Authentisign
Starla Bow

01/15/25



EXISTING FLOOR PLAN*
RE: 18 HILL ST (ZONED R2)
PREPARED BY KARLA BOW, PROPERTY OWNER



- EXISTING OVERHEAD SHOP LIGHTS
- EXISTING VARIOUS ELECTRIC BASEBOARD HEAT VENTS (EBH)
(WILL BE INSPECTED, UTILIZED OR REMOVED AS NEEDED)
- SOME EXISTING NON-LOAD BEARING WALLS
- FLOORING IS EXISTING OSB & CONCRETE SLABS

* NOT TO SCALE

Karla Bow 1/6/25



RECEIVED MAY 02 2024

ACTION OF THE ZONING BOARD OF APPEALS, LOCKPORT, NEW YORK

Date Mailed: April 24, 2024

Case No. 2319

At a meeting of the Zoning Board of Appeals held April 23, 2024, your Case No. 2319 was considered. The following resolution was adopted:

BE IT RESOLVED, BY THE ZONING BOARD OF APPEALS, of the City of Lockport, New York, after having fully considered following lawful hearing, the application of Karla Bow to subdivide the lot into two parcels located at 20 Hill Street, Lockport, New York situated in an R-2 Zone.

AND IT APPEARING, the conversion of the building into a single-family home be completed within nine months of the granting of variance,

WHEREAS, benefit cannot be achieved by other means feasible to the applicant, and

WHEREAS, there will be no change to the character of the neighborhood, and

WHEREAS, request is not substantial, and

WHEREAS, there will be no adverse physical or environmental effect, and

WHEREAS, alleged difficulty is not self-created, and

WHEREAS, premises shall be kept in a neat, clean, and orderly condition.


THEREFORE, it is the decision of the Board that the request of the Appeal, Case No. 2319 as set out and described above, be and it hereby is GRANTED and the Building Inspector is authorized and directed to issue the Building Permit and Certificate of Occupancy and Use subject to the requirements of Building, Plumbing and Electrical Codes or any other applicable codes, laws or ordinances and further that as a precedent to the granting of this request, the applicant shall file in writing within thirty (30) days after the granting of this request, as acceptance of the conditions of this variance.

Any variance, exception or special permit granted by the Board of Appeals, must be accepted in writing by the Grantee within thirty (30) days and exercised within six (6) months, or other time as specified by the Board of Appeals.

10/10/10

Respectfully yours,

ZONING BOARD OF APPEALS



Megan Brewer
Secretary

**** PLEASE SIGN ATTACHED ACCEPTANCE FORM AND RETURN TO THIS OFFICE WITHIN THIRTY (30) DAYS OF THE GRANTING OF YOUR VARIANCE.**

I HEREBY AGREE TO ACCEPT THE ABOVE GRANTED VARIANCE AND
RESTRICTIONS.

4/30/24

Date

Harla Bow

Appellant

**THIS IS A VARIANCE FROM THE ZONING ORDINANCE ONLY
A BUILDING PERMIT IS REQUIRED.
PLEASE SIGN AND RETURN ONE COPY**

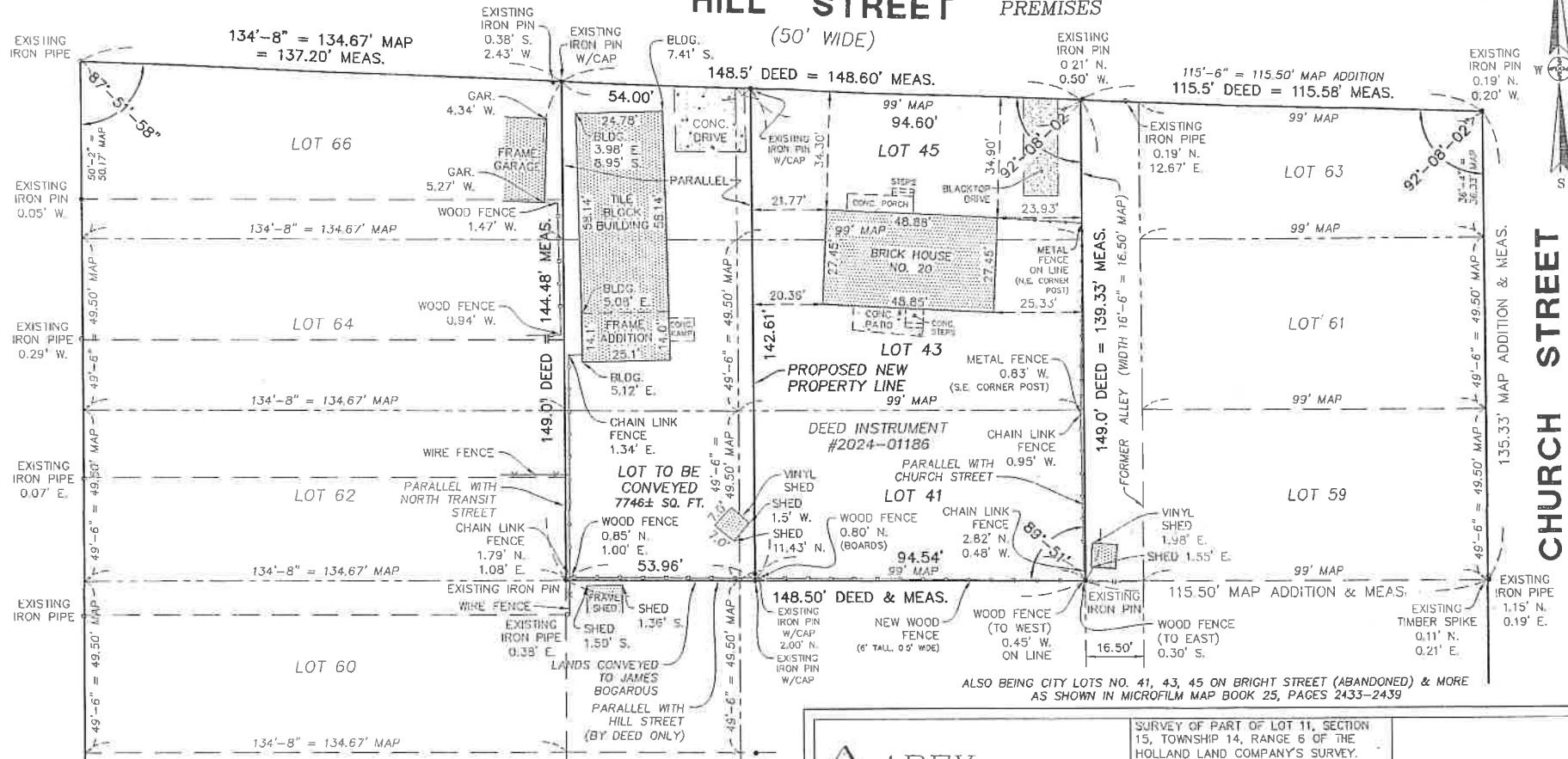
5/7/24 - SURVEY MAP SHOWING LOT TO BE CONVEYED FROM THE WESTERLY PORTION OF PREMISES

HILL STREET
(50' WIDE)



NORTH TRANSIT STREET
(66' WIDE)

CHURCH STREET
(66' WIDE)



REFERENCE:
MAP PREPARED BY McINTOSH & McINTOSH, P.C.
JOB NO. 1125, DATED JULY 26, 2019
(FOR HOUSE NO. 323 CHURCH STREET)

REFERENCE: ABSTRACT OF TITLE PREPARED BY STEWART TITLE INSURANCE CO.
DATED NOV. 1, 2024, CERTIFICATE NO. 81312222

DISCLAIMER
1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY INFORMATION DERIVED BY AN EXAMINATION OF THE SAME

2) ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL AND EMBOSSED WITH THE SURVEYOR'S SEAL SHALL BE VALID COPIES.

3) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

SBL NUMBER: 109.30-1-4

APEX CONSULTING
SURVEY & ENGINEERING SERVICES, P.C.

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

SURVEY OF PART OF LOT 11, SECTION 15, TOWNSHIP 14, RANGE 6 OF THE HOLLAND LAND COMPANY'S SURVEY, SITUATE IN THE CITY OF LOCKPORT, COUNTY OF NIAGARA AND THE STATE OF NEW YORK.

Chad T. Arlington

REVISIONS: 11/13/24 - ADD NEW DRIVE & WOOD FENCE AT SOUTHERN PROPERTY LINE

DATE: 10/10/23

JOB NO. 231057

SCALE: 1" = 30'

RESURVEY: 11/13/24

NOTE: UNAUTHORIZED ALTERATIONS TO THIS MAP ARE IN VIOLATION OF SEC. 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

REVISIONS:

CHAD T. ARLINGTON, L.S.
N.Y.S. LICENSE NO. 051035