



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

March 10, 2025

Megan Brewer

AGENDA

Please be advised that there are three (3) items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, March 25, 2025 at 5:00 P.M.

1. Louis Marcantonio. 87 Center Street. Request to subdivide the existing lot and erect two two-family dwellings situated in an R-1 Zone. (Use-two-family dwellings)
2. Chase Commons. 327 High Street. Request to expand the existing blacktop parking lot to increase the total number of parking spots to 59 situated in an R-1 Zone. (Area-needs 102 spaces, will have 59)
3. Joseph Taylor. 322 Hawley Street. Request for an extension for Variance Case No. 2231.



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

March 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 subdivide the existing lot and erect two two-family dwellings 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.

The City of Lockport Zoning Ordinance allows two-family dwellings in R-2 and R-3 Zones.

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

817.20
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/Forest/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. 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. (36 x 56)

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 for helping 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

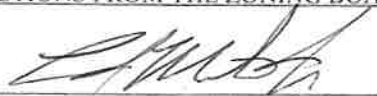
To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

- \$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.



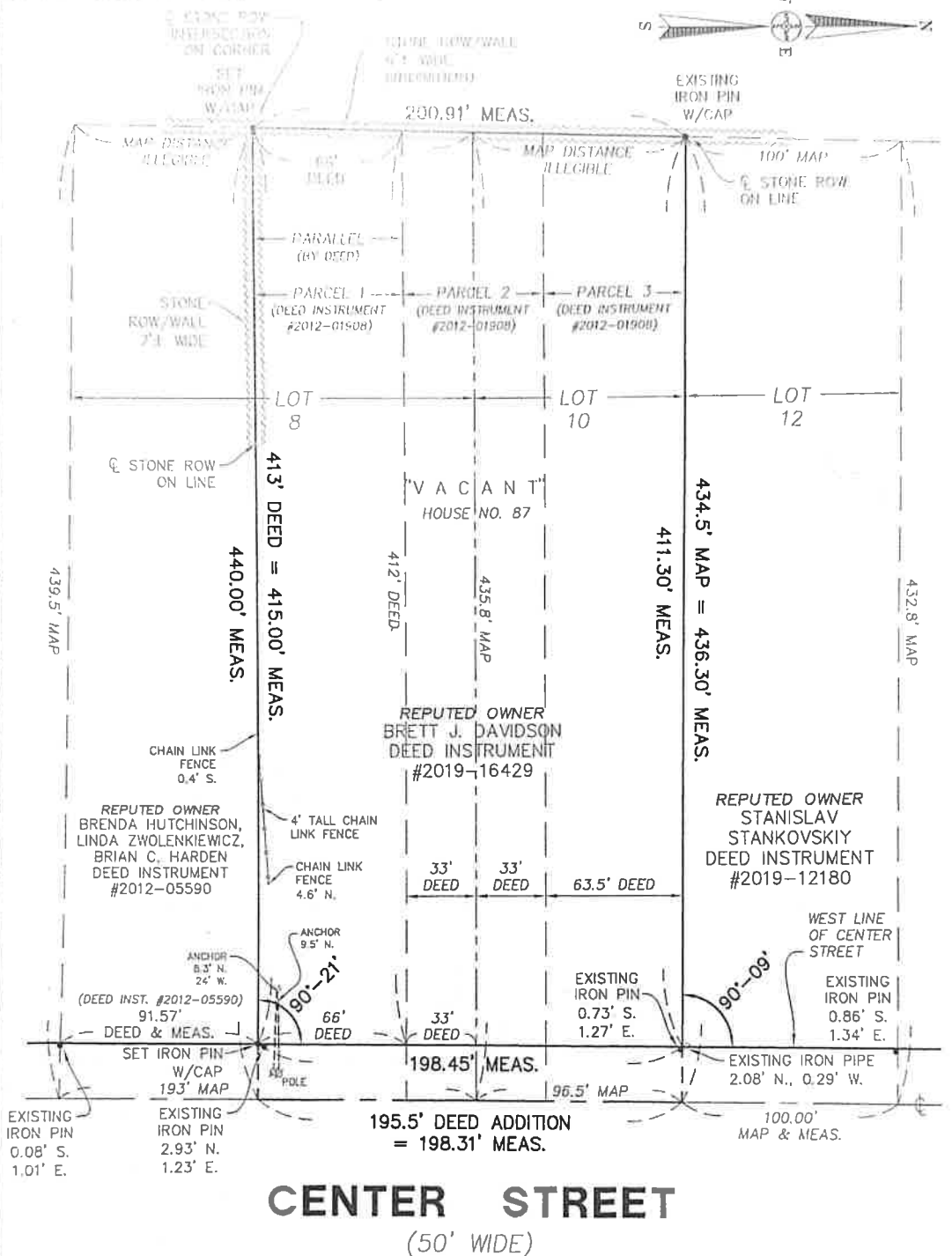
Signature (Owner)

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 #2012-01508, 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) 439-0166 FAX: (716) 439-0169

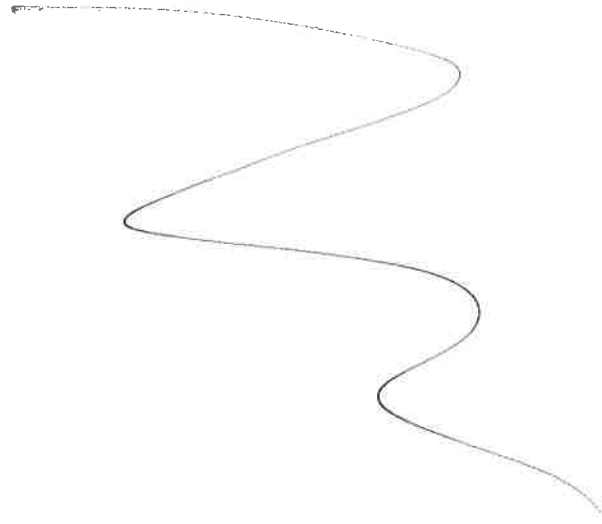
SURVEY OF PART OF:
LOT - 11 LOCATION - CITY OF
SECTION - 15 LOCKPORT
TOWNSHIP - 14 COUNTY - NIAGARA
RANGE - 6 STATE - NEW YORK
TRACT: HOLLAND LAND COMPANY'S SURVEY
DATE 11/8/24 JOB NO 241070
SCALE: 1" = 60' RESURVEY:
SBL NO. - 95.1B-1-36

Chad T. Arlington

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

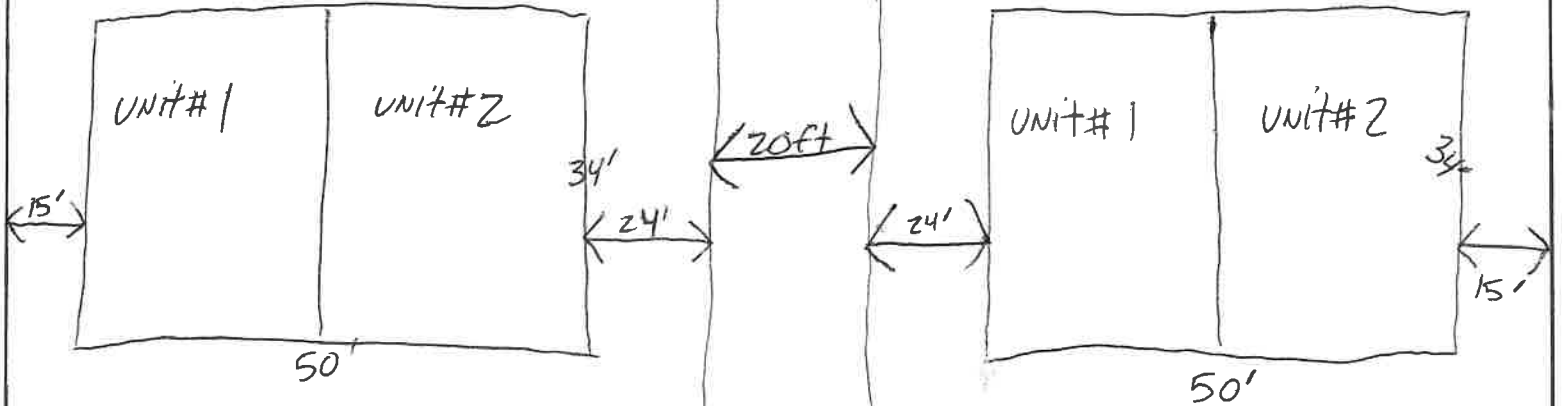
CHAD T. ARLINGTON, L.S.
N.Y.S. LICENSE NO. 051035

Green
Space



Parking

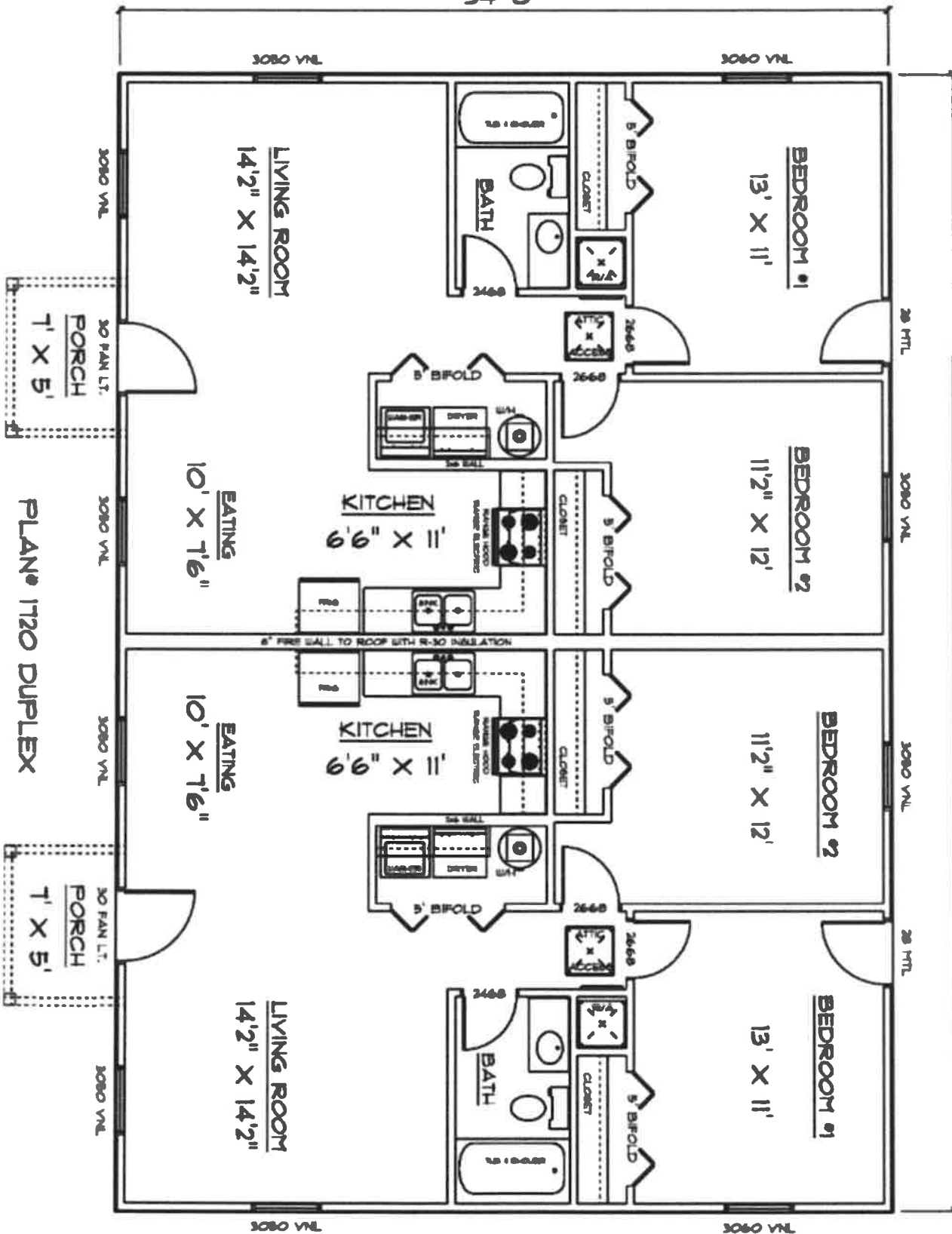
198' x 436'



87 Center Street
198' x 436'

34'-0"

50'-0"



LIVING ROOM
14'2" X 14'2"

BEDROOM #1
13' X 11'

BATH

BEDROOM #2
11'2" X 12'

KITCHEN
6'6" X 11'

EATING
10' X 7'6"

BEDROOM #2
11'2" X 12'

KITCHEN
6'6" X 11'

EATING
10' X 7'6"

LIVING ROOM
14'2" X 14'2"

BEDROOM #1
13' X 11'

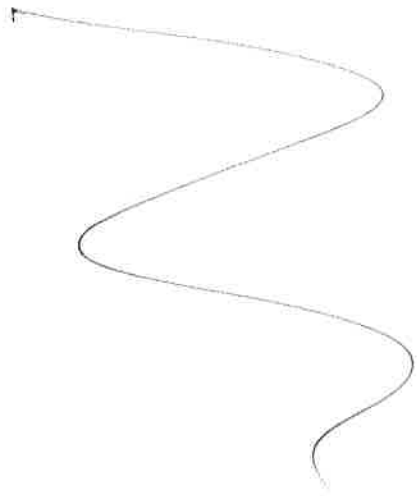
BATH

30 FAN LT.
PORCH
7' X 5'

PLAN # 1720 DUPLEX

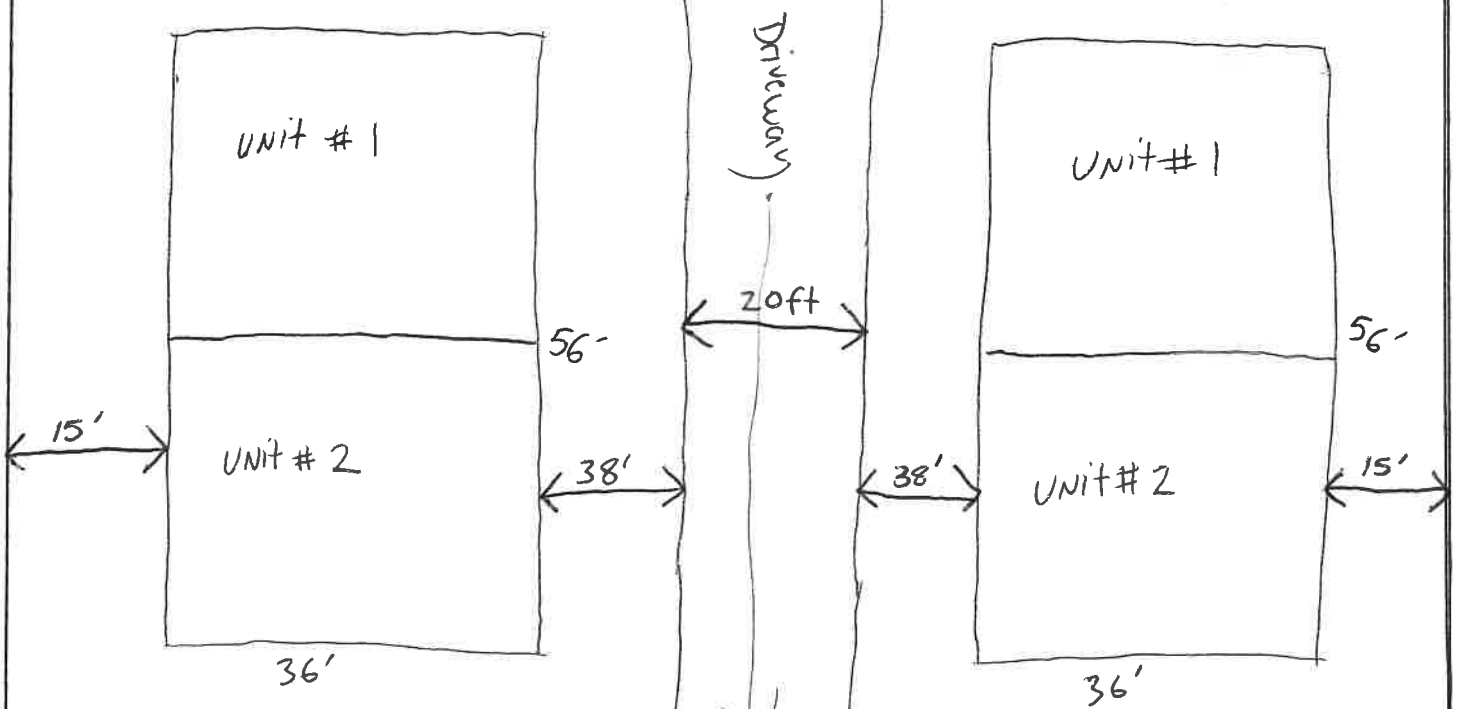
30 FAN LT.
PORCH
7' X 5'

Green space

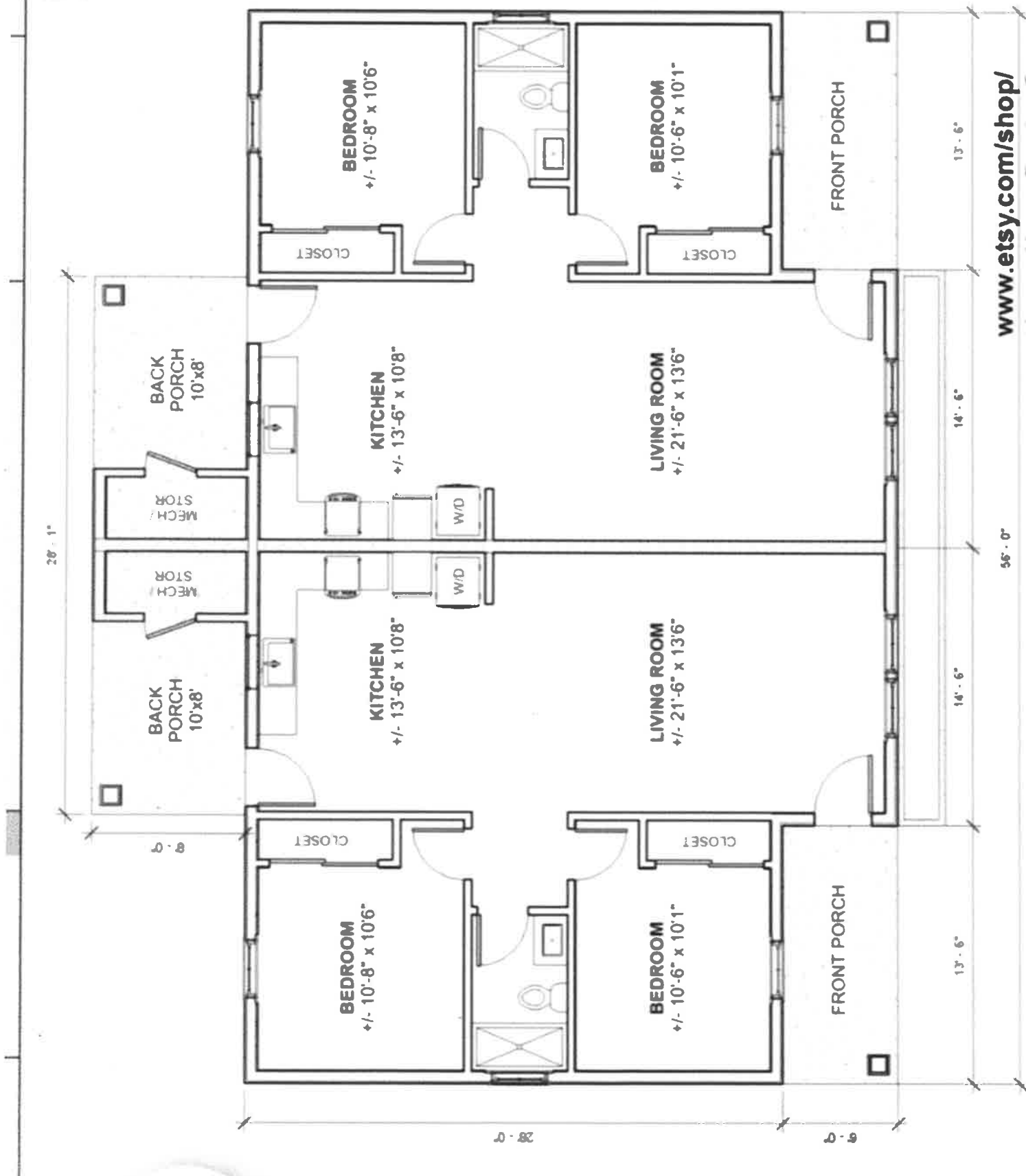


198' x 436'

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. 2346

March 10, 2025

Megan Brewer

Dear Sir or Madam:

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

The request is for a variance to expand the existing blacktop parking lot to increase to total number of parking spots to 59 situated in an R-1 Zone.

Approval of the permit application was denied or withheld because the 51 dwelling unit campus requires 102 parking spaces.

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

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

Former Presbyterian Home being converted to Chase Commons... a 51-unit market-rate apartment development.

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

Make accommodations for an additional 9 off-street parking spaces at the Northwest corner of the property. This will bring the total parking space count to 51, which will provide a 1:1 ratio between apartment units and parking spaces.

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)

New City of Lutport Comprehensive Plan guidance calls for 1.5 parking spaces for every 1 apartment unit. The existing physical improvements at the site make it impossible to accommodate 76 parking spaces (51 x 1.5). Based on this inherited site limitation, we respectfully ask to make accommodations for 1 parking space for every apartment unit.

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

Minimizing impervious surface improvements thereby maximizing the property's available greenspace would be a desirable outcome for the neighborhood. Adding only 9 spaces as opposed to 34 (76 - 42 existing) accomplishes this.

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

Former Presbyterian Home being converted to these Commons...
a 51-unit market-rate apartment complex.

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

Make accommodations for an additional 16 off-street parking spaces at the property (see attached site plan for proposed locations). This will bring the total parking space count to 59, which will provide a 1.16:1 ratio between parking spaces and apartment units.

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)

New City of Lockport Comprehensive Plan avoidance calls for 1.5 parking spaces for every 2 apartment unit. The existing physical improvements at the site make it impossible to accommodate 76 spaces (51 apartments x 1.5). Based on this inherent site limitation, we respectfully ask to make accommodations for 1.16 parking spaces for every 2 apartment unit.

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

Minimizing impervious surface improvements, thereby maximizing the property's available greenspace, would be a desirable outcome for the neighborhood. Adding only 16 parking spaces as opposed to 33 (76-43 existing) accomplishes this.

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.



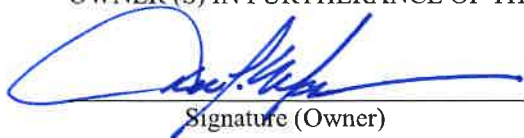
Signature (Applicant)

2/24/2025

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)

2/24/2025

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.



3/4/2025 12:33:44 PM C:\Users\jgibson\OneDrive\Documents\Projects\155.02 Revit\155.02 Revit\2025.03.4.327
 The design concepts, construction, and site plan drawings are the sole property of ELEV8 Architecture.
 Any reproduction or other use of this information without the written consent of ELEV8 Architecture is expressly prohibited. All rights reserved. Copyright ELEV8 Architecture.

Site Plan Legend

-  EXISTING BUILDING - NOT IN CONTRACT
-  EXISTING BUILDING - PHASE 2 PROJECT WORK AREA
-  EXISTING CONCRETE SIDEWALK
-  EXISTING PARKING LOT STRIPING
-  NEW PARKING LOT STRIPING
-  NEW ASPHALT PARKING LOT
-  EXISTING HANDICAP PARKING
-  PROPERTY LINE
-  EXISTING TREE
-  EXISTING FENCE
-  EXISTING HANDICAP PARKING SIGN

General Site Plan Notes

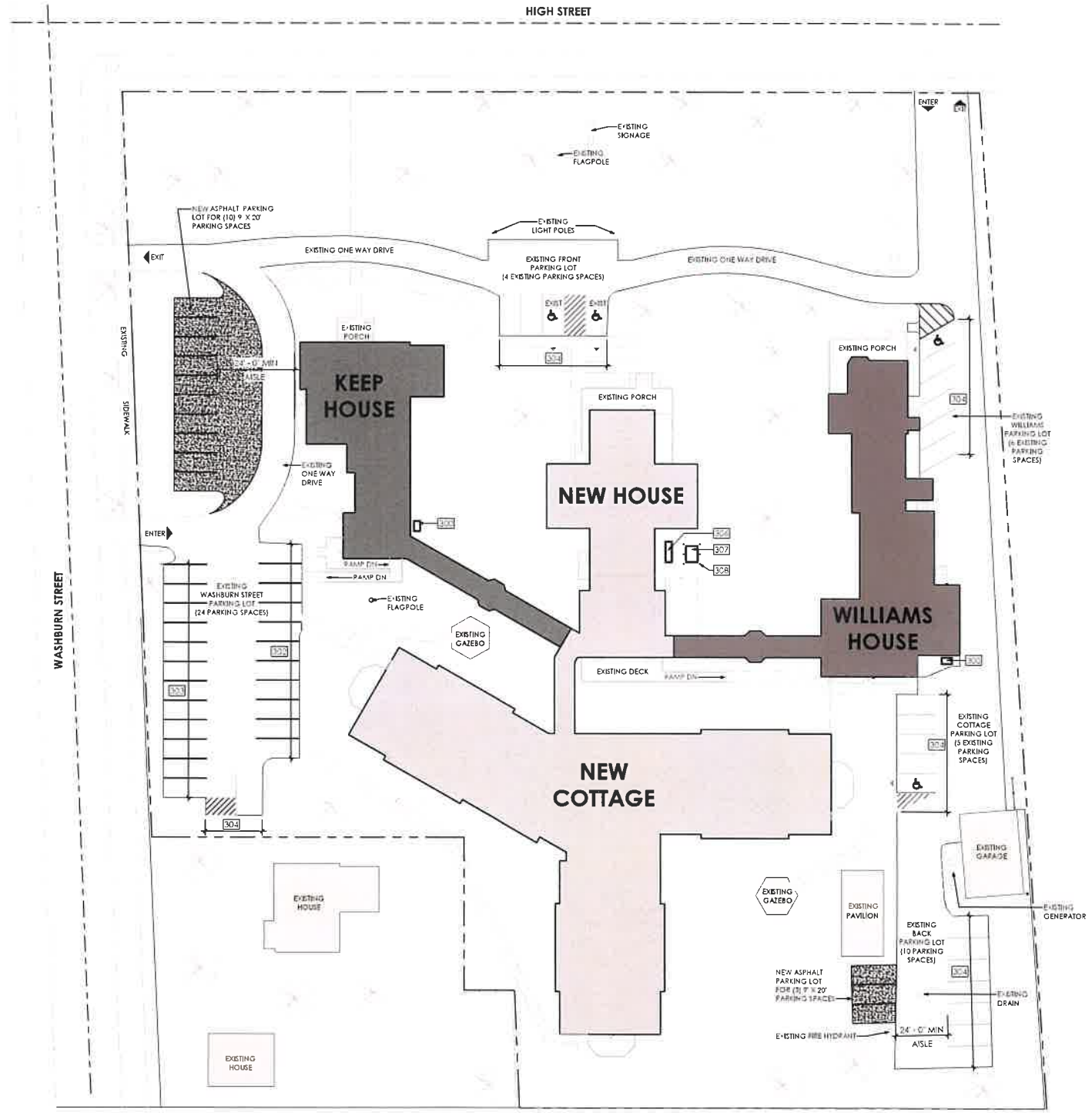
- A. REFER TO PLUMBING, FIRE PROTECTION, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL SCOPE.
- B. THE CONTRACTOR IS RESPONSIBLE FOR PROTECT ALL EXISTING TREES, PLANTING, AND LANDSCAPING AS REQUIRED DURING ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE TO REMOVE AND REPLACE IN KIND SHOULD ANYTHING PERISH AS A RESULT OF CONSTRUCTION ACTIVITY.
- C. CONTRACTOR PARKING, STAGING, AND DUMPSTERS WILL BE LOCATED IN THE WASHBURN STREET PARKING LOT, UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.
- D. THE CONTRACTOR IS RESPONSIBLE FOR REPAVING ALL DRIVEWAYS AND PARKING LOTS ON SITE ONCE CONSTRUCTION ACTIVITY IS COMPLETE. ALL PARKING LOTS TO BE RESTRIPE AS SHOWN ON THE SITE PLAN. PARKING SPACES TO BE A MINIMUM OF 9' W X 20'.

Parking Requirements

- ENTIRE COMPLEX (KEEP, WILLIAMS, NEW HOUSE & COTTAGE)
- 51 APARTMENT UNITS
- REQUIRED PARKING:**
- 48 STANDARD PARKING SPACES
- 3 ACCESSIBLE PARKING SPACES
- 51 TOTAL PARKING SPACES
- ACTUAL PARKING:**
- 39 EXISTING STANDARD PARKING SPACES
- 4 EXISTING ACCESSIBLE PARKING SPACES
- 16 NEW STANDARD PARKING SPACES
- 59 TOTAL

Site Plan Notes

- 300 NEW CONDENSING UNIT ON NEW CONCRETE PAD. REFER TO MECHANICAL DRAWINGS.
- 302 RESTRIPE EXISTING PARKING FROM 9 (10'W) SPACES AND TWO ADA ACCESS AISLES TO 11 (9'W) SPACES.
- 303 RESTRIPE EXISTING PARKING FROM 11 (10'W) SPACES TO 12 (9'W MIN) SPACES.
- 304 RESTRIPE PARKING LINES TO MATCH EXISTING.
- 306 NEW SWITCHGEAR ON NEW CONCRETE PAD. REFER TO ELECTRICAL DRAWINGS.
- 307 NEW TRANSFORMER ON NEW CONCRETE PAD. REFER TO ELECTRICAL DRAWINGS.
- 308 (6) NEW BOLLARDS.

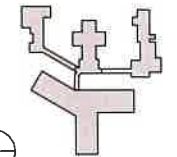


ELEV8 Architecture
 15 Cobblestone Ct
 Orchard Park, NY 14127
 665 Rocky Mould Lane
 Draper, UT 84020
 888.883.5388

IBC Engineering, PC
 2495 Main Street
 Buffalo, NY 14214
 916.836.2315
 716.836.2319



Chase Commons Redevelopment
Keep & Williams Houses
 Chase Commons, LLC
 327 High Street
 Lockport, NY 14094



PERMIT SET

12.19.23

#	Description	Date
1	Parking Lot Revision	03/04/25

ARCHITECTURAL SITE PLAN

Project Number: 155.02
 Sheet Number:

G001



6/17/2022 RESURVEY OF 327 HIGH STREET (S.B.L. 109.16-3-4), 409 WASHBURN STREET (S.B.L. 109.18-3-2) 411 WASHBURN STREET (S.B.L. 109.18-3-3) AND SURVEY OF 415 WASHBURN STREET (S.B.L. 109.80-1-1).

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 SURVEYORS' SEAL SHALL BE VALID COPIES.

NOTE: THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

NO. 415 DEED INSTRUMENT #2021-04492 BEING SUBLIST 83 AS SHOWN ON A MAP ON FILE IN THE NIAGARA COUNTY CLERK'S OFFICE AND NOW FOUND IN MICRITLM MAP BOOK 10 AT PAGE 857

SBL NUMBER: 109.18-3-4

APEX CONSULTING
SURVEY & ENGINEERING SERVICES, P.C.

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

NOTE: UNAUTHORIZED ALTERATIONS TO THIS MAP ARE IN VIOLATION OF SEC. 7205 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

SURVEY OF PART OF LOTS 7 AND 9, SECTION 14, TOWNSHIP 14, RANGE 8 OF THE HOLLAND LAND COMPANY'S SURVEY, SITUATE IN THE CITY OF LOCKPORT, COUNTY OF NIAGARA AND THE STATE OF NEW YORK.

SCALE: 1" = 30'	JOB NO.: 04-056
DATE: 8/5/04	RESURVEY:
DRAWN BY: CTA	DWG. FILE:
REVISIONS:	
DWG. FILE 04-056AS Resurvey 8-14-22.dwg	



CLIFFORD JAMES RIGERWAL, L.S.
N.Y.S. LICENSE NO. 006620