



# 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

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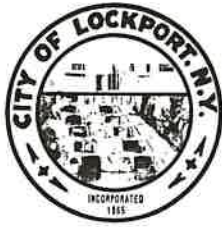
May 7, 2025

Megan Brewer

## AGENDA

Please be advised that there are two (2) items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, May 27, 2025 at 5:00 P.M.

1. Jeanette Sheliga. 3 Nixon Place. Request to remove the existing block patio in the rear yard and install a 912 square feet concrete patio situated in a Low Density Residential Zone. (Area-impervious area increased to 38.3%)
2. Second Niagara, LLC. 616 West Avenue. Request to subdivide the property situated in a GI Zone. (Area-building on northerly parcel 11.8' east line, Area-northeast building on southerly parcel 26.02' north line, Use-sign on the northerly parcel advertising for businesses on the southerly)



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## NOTICE OF PUBLIC HEARING

Case No. 2349

May 7, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 3 Nixon Place, Lockport, New York, had been filed by Jeanette Sheliga.

The request is for a variance to remove the existing block patio in the rear yard and install a 912 s.f. concrete patio situated in a Low Density Residential Zone.

Approval of the permit application was denied or withheld because the installation of the concrete patio will increase the impervious area to 38.3%

The City of Lockport Zoning Ordinance allows a maximum 30% impervious area in a Low Density Residential Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, May 27, 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.

Supporting documentation for this case may be found on the City of Lockport website [lockportny.gov](http://lockportny.gov).

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: 3 Nixon Pl.

**APPLICANT INFORMATION**

NAME: Jeanette Sheliga ADDRESS: 3 Nixon Pl.

PHONE: 716-622-2245 Lockport, NY 14094

FAX: \_\_\_\_\_ E-MAIL: jsheliga@gmail.com  
CITY STATE ZIP

**OWNER INFORMATION**

NAME: Same as above ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
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.)

A single-family home that I purchased December 2020.

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

Removal of old block patio that was uneven and needing repair.

New concrete patio to come off the back door and go around the sunroom within existing fence.

BRC Contracting + Kodiak Concrete companies.

**VARIANCE STANDARDS (USE VARIANCE)**

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

**VARIANCE STANDARDS (AREA VARIANCE)**

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

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

The proposed new patio is to replace a difficult-to-maintain area of the yard as it was raised up higher, had numerous ponds, stone + paver paths, an arbor, trees, etc. that a lawn mower could not navigate.

This new patio will create a clean area that is easy to maintain and not be overgrowing towards my neighbor's yard.

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

I think the patio would improve the character of the larger neighborhood as it will look pleasing versus what was overgrown and encroaching towards my neighbor. We spoke to our neighbors on both sides of our house and they said they were excited and happy for us and the new patio.



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### **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)

5/2/25  
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)

5/2/25  
Date

Regular meetings of the Zoning Board of Appeals are generally held on the 4<sup>th</sup> 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, NEW YORK  
DEPARTMENT OF BUILDING INSPECTION  
BUILDING PERMIT APPLICATION**

Application Number: 2025-0351

Application Date: 04/30/2025

LOCATION: 3 Nixon Pl LOCKPORT, NY 14094

WARD: 2

ZONE: LDR

Permission is sought by Jeanette Sheliga, to perform the following work, at the above location:

remove the existing block patio on the west side of the house and install a 900 sf concrete patio along the north side of the house and northwest portion of the rear yard

Contact type	Full name	Phone number
Contractor	Kodiak Concrete	716-778-4136
Owner	Jeanette Sheliga	

Requirements	Actual
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Lot Coverage 30%	allowed 30% concrete pad will increase the lot coverage to 38.3%
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This building permit application has been denied because of the following:

The installation of the concrete pad will increase the lot coverage to 38.3% A maximum 30% lot coverage is allowed in a LDR Zone.

The undersigned hereby acknowledges that this application does not meet the minimum standards and that no work is to begin until a building permit has been issued

I do certify that I have examined the forgoing petition and building plans and plot plan and that they do not conform to Ordinances of the City of Lockport, NY

SIGNED: \_\_\_\_\_  
OWNER OR AGENT

OWNER OF RECORD: Jeanette Sheliga

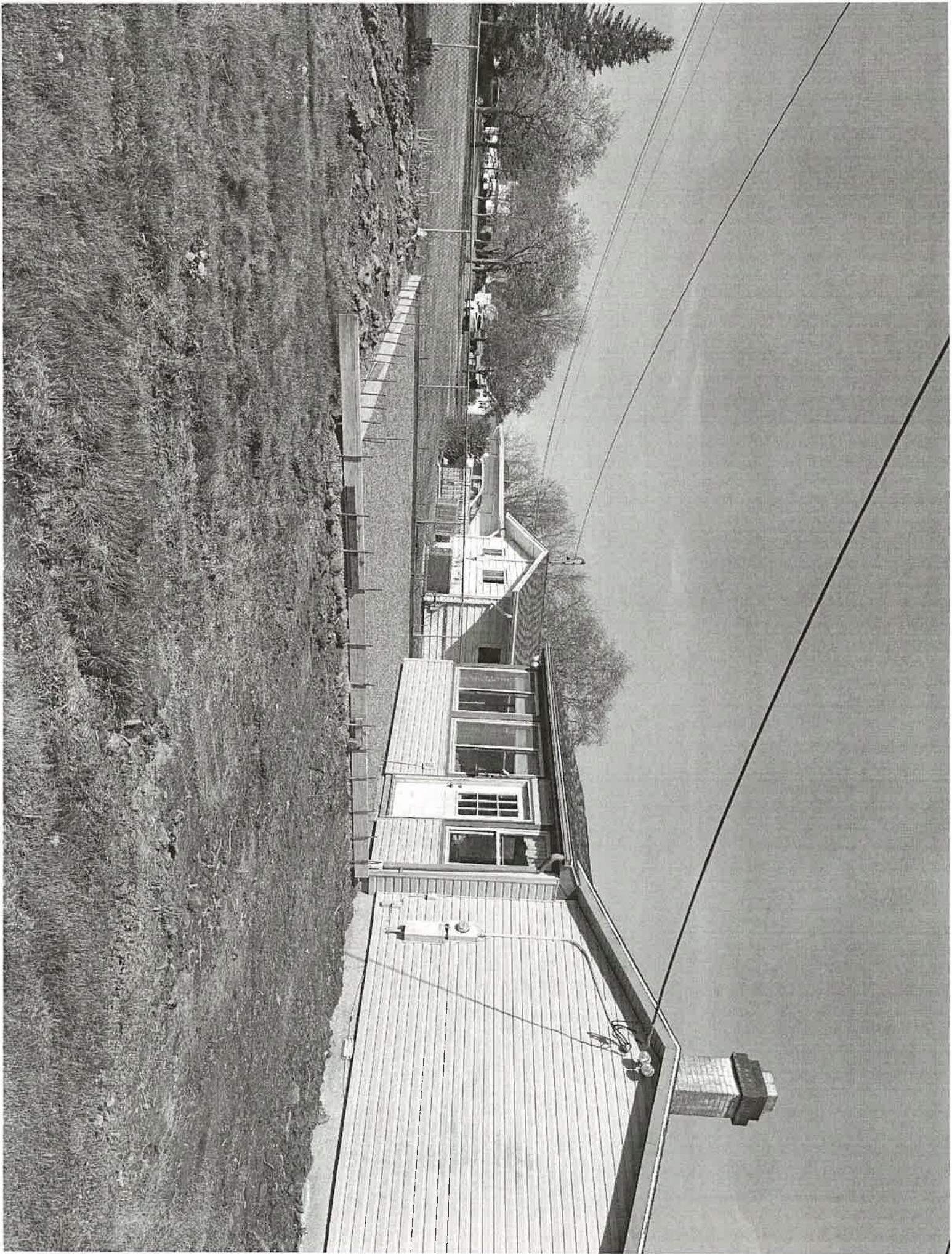
Address: 3 Nixon Pl  
Lockport, NY 14094

\_\_\_\_\_  
Issuing Officer

Megan Brewer



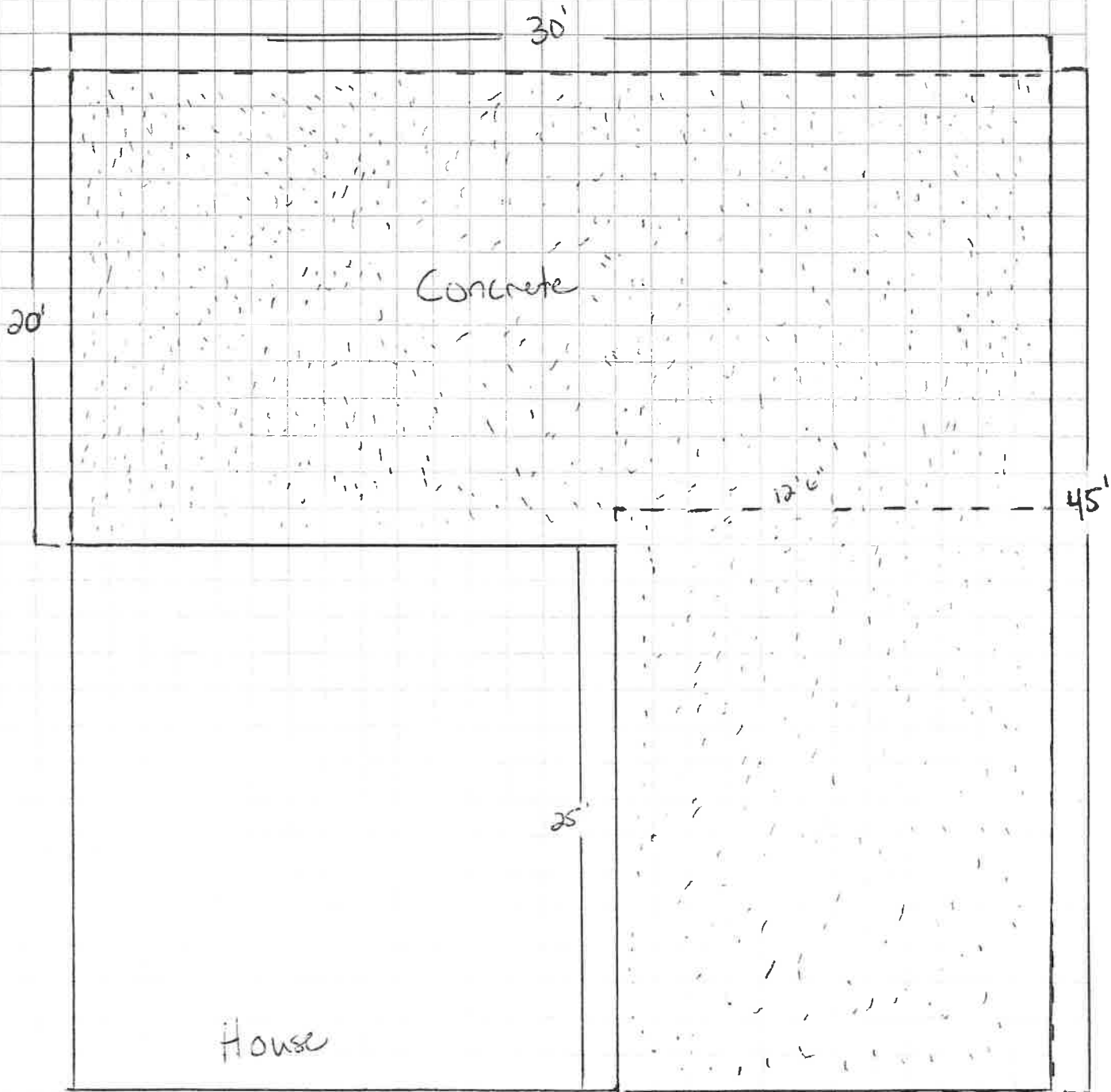






3 Nixon Place, Lakewood N.Y. 14094  
4" stone subbase,  
4" concrete 4500 psi.

912 sq. ft



NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

RESURVEY

REVISION

LEGEND

— OE — OVERHEAD ELECTRIC  
— OT — OVERHEAD TELEPHONE  
— X — FENCE  
Ø P.P. POWER POLE

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

HOOVER PARKWAY (66.0' WIDE)

150.0' MAP & MEAS.

EX. REBAR  
0.16' NORTH

EX. REBAR  
0.29' NORTH

LOT-35

LOT-36

100.0' MAP & MEAS.

(66.0' WIDE)

PLACE

NIXON

AVENUE

80.0' MAP & MEAS.

100' MAP TO NORTH  
LINE LINCOLN AVENUE

LOT-33

150.0' MAP & MEAS.

LOT-32

140' MAP

100.0' M. & M. TO NORTH  
LINE LINCOLN AVENUE

ALSO SEE REFERENCE MAP FILED IN MAP BOOK-62, PAGE-1569

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CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS  
429 PINE STREET, LOCKPORT, NEW YORK 14094  
PHONE 433-2535 PHONE 625-8360

SURVEY OF SUBDIVISION LOT-34, BEL-AIRE GARDENS SUBDIVISION

LOCATION

CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK

REFERENCE MAP FILED IN MICROFILM MAP BOOK-40, PAGE-3961

JOB No. 9732

SCALE: 1" = 30'

DATE: OCTOBER 8, 2020

DRAWN MAS  
COMP. JEM, III  
DESC.  
CADFILE 9732.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

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## NOTICE OF PUBLIC HEARING

Case No. 2350

May 7, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 616 West Avenue, Lockport, New York, had been filed by Second Niagara, LLC.

The request is for a variance to subdivide the parcel situated in a GI Zone.

Approval of the permit application was denied or withheld because building on the northerly parcel will be located 11.8' from the east property line, the northeast building on the southerly parcel will be located 26.02' from the north property line and the existing pole sign will advertise for the businesses located on the southerly parcel situated in a GI Zone.

The City of Lockport Zoning Ordinance requires a minimum 30' side yard setback and a 75' front yard setback is required in a GI Zone. The City of Lockport Sign Ordinance Section 190-34.9 states that all signs shall be located on the site of the use being promoted, identified or advertised.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, May 27, 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.

Supporting documentation for this case may be found on the City of Lockport website [lockportny.gov](http://lockportny.gov).

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: 616 West Avenue, Lockport, New York

**APPLICANT INFORMATION**

NAME: Second Niagara, LLC and  
Robert Soemann

ADDRESS: 341 Linwood Ave

PHONE: 716-445-8189

Buffalo NY 14209  
CITY STATE ZIP

FAX: \_\_\_\_\_

E-MAIL: drphhi@att.net

**OWNER INFORMATION**

NAME: Second Niagara, LLC

ADDRESS: 341 Linwood Ave

PHONE: 716-445-8189

Buffalo NY 14209  
CITY STATE ZIP

FAX: \_\_\_\_\_

E-MAIL: drphhi@att.net

RELATIONSHIP OF APPLICANT TO PROPERTY:

☒ **CONTRACT PURCHASER**

☐ **CONTRACTOR**

☒ **OTHER (Owner)**

☐ **ARCHITECT/ ENGINEER**

☐ **LESSEE**

**OFFICE USE ONLY**

RECEIVED BY: \_\_\_\_\_

DATE/TIME RECEIVED: \_\_\_\_\_

FEE AMOUNT: \_\_\_\_\_

CHECK/MONEY ORDER#: \_\_\_\_\_

ZONING: \_\_\_\_\_

FEE TRANSMITTAL DATE: \_\_\_\_\_

AGENDA DATE: \_\_\_\_\_

DEADLINE DATE: \_\_\_\_\_

COUNTY TAX MAP IDENTIFICATION NUMBER: \_\_\_\_\_

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

Second Niagara, LLC acquired the Property by deed recorded August 6, 2019 as Instrument No. 2019-12605. Second Niagara, LLC has not made any alterations to the Property since it acquired title. There are two different uses of the Property. The northern portion of the Property (the "Northern Parcel") is used as a multi-use commercial property consisting of a bar and restaurant, a small commercial office space, and a residential apartment. The southern portion of the Property (the "Southern Parcel") is used as a self-storage facility and automotive service center. The Northern Parcel and the Southern Parcel are each shown on Exhibit A attached hereto.

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

The intent is to split the Property into two (2) parcels consistent with its current use, and convey the Northern Parcel to the owner of Attitudes Bar and Restaurant, which such bar is located on the Northern Parcel. As a result of the Property split, the Southern Parcel will be landlocked and will not have direct access to West Avenue. As such, an easement will be recorded granting the Southern Parcel an ingress and egress easement to and from the Southern Parcel to West Avenue, together with a utility easement for the benefit of the Southern Parcel. This easement will supplement existing access easements benefitting the Southern Parcel (pursuant to a deed recorded in Liber 598 of Deeds at page 79, a deed recorded in Liber 1030 of Deeds at page 541, and a deed recorded in Liber 1108 of Deeds at page 558). The applicants are requesting the following four variances: 1) Northern Parcel Side Yard Set Back (a 30 foot side yard setback is required); 2) Southern Parcel front yard setback (the "frame garage" is only 26 ft from the parcel line, whereas the Code requires 75 feet); 3) Southern Parcel no frontage variance; and 4) Sign Variance (the existing sign on the Northern Parcel will continue to be used to advertise the storage units on the Southern Parcel). The minor subdivision of the Property into the Northern Parcel and the Southern Parcel is requested so that the owner of the Property (which operates the self-storage facility on the Southern Parcel) can transfer fee ownership of the Northern Parcel to the owner and operator of the Attitudes Bar and Restaurant.

### **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)

Without the granting of the requested area variances, the Property cannot be split and the Northern Parcel cannot be sold to the bar operator.

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

The requested variances will not impact or alter the character of the neighborhood or impact any adjacent properties, as the request for variance is in connection with a request of a parcel split into 2 parcels. The zoning of the Property and the uses of the Property will not change, nor will the improvements on the Property change, as a result of the granting of the requested area variances. The sale of the Northern Parcel to the bar operator will encourage the operator (and new owner) to invest further into the Northern Parcel (as it will be the owner interested in a long term investment of the Northern Parcel and the business it operates thereon, as opposed to a temporary tenant). There will be absolutely no visible impact resulting from the granting of the variances.

## **APPLICATION ATTACHMENTS**

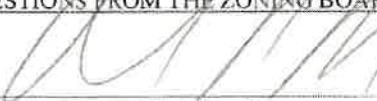
To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

- \_\_\_ \$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)

4/30/2025  
\_\_\_\_\_  
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)

4/30/2025  
\_\_\_\_\_  
Date

Regular meetings of the Zoning Board of Appeals are generally held on the 4<sup>th</sup> 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.

\_\_\_\_\_

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

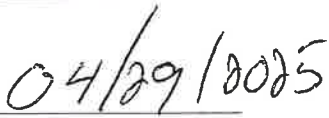
\_\_\_\_\_ Property survey (10 copies)

\_\_\_\_\_

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\_\_\_\_\_  
Signature (Applicant)

  
\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Signature (Owner)

\_\_\_\_\_  
Date

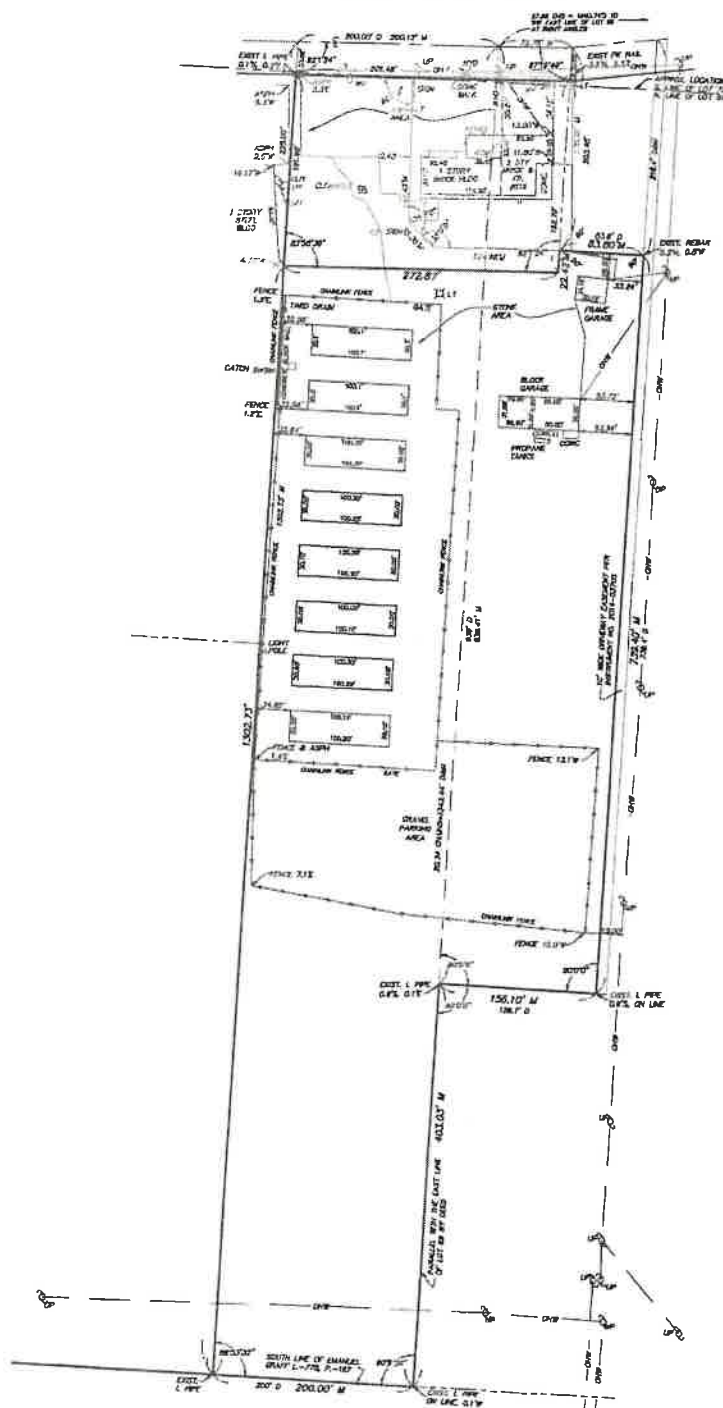
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Pursuant to Section §190-188(d) of the City of Lockport Zoning Ordinance, property owners within a 200' radius will be notified of the intent of the applicant and given an opportunity to speak for or against the application.



# Exhibit A Southern Parcel

WEST (66' WIDE) AVENUE



NOTES: UNPUBLISHED RECORDS OR ACCESS TO THE  
DOCUMENTS TO A VENDOR OF RECORD FROM PROVISION 1  
OF THE NEW YORK STATE CONSTITUTION.  
NOTES: THIS SURVEY WAS PROVIDED SUBJECT TO  
REVIEW OF A CURRENT RECORD OF THE  
1/2 SECTION OF THE 66' WIDE ROAD  
ON THE NOTES

DATE	REVISION/TYPE
12/13/24	RESURVEY & REVERSE PARCEL SIZE
10/20/20	LOCATE IMPROVEMENTS
7/20/20	REVERSE PARCEL BOUNDARY
7/20/20	PARTIAL TOPOGRAPHIC SURVEY



SURVEY OF  
PART OF LOTS 66 & 70, TOWNSHIP 14, RANGE 7  
HOLLAND LAND COMPANY  
CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK



Job No. 6313 Date: MARCH 1, 2017  
Scale 1" = 80' Tax No. 10819-1-28

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE.

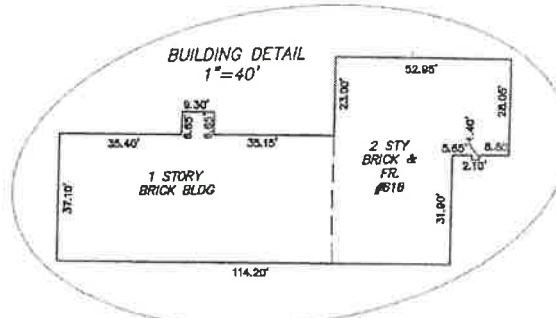
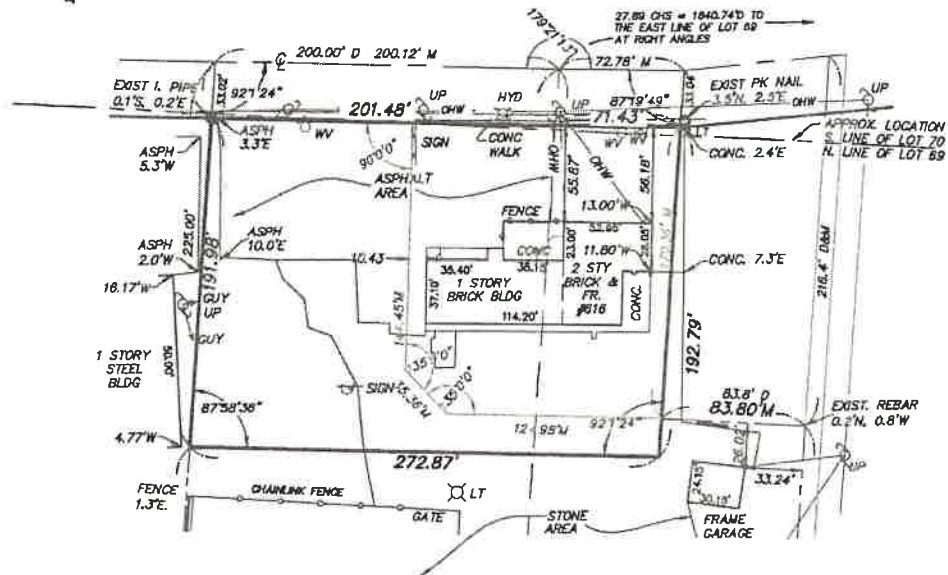
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

● SET OR EX. 5/8" REBAR OR AS NOTED

# Exhibit A Continued Northern Parcel



**WEST (66' WIDE) AVENUE**



SURVEY OF  
PART OF LOTS 69 & 70, TOWNSHIP 14, RANGE 7  
HOLLAND LAND COMPANY  
CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK

DATE	REVISION/TYPE

GPI

**GPI ENGINEERING, LANDSCAPE  
ARCHITECTURE & SURVEYING, LLP**

ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

4050 GENESEE STREET, SUITE 100  
BUFFALO, NEW YORK 14225

(716) 633-4844 FAX 833-4840

Job No. 6313-616 Date: DECEMBER 13, 2024  
Scale 1" = 80' Tax No.