



# 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. 2363

November 12, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 59 Nicholls Street, New York, had been filed by Colton Baker-Durst.

The request is for a variance to utilize the property for agricultural operation with a retail stand situated in a Medium Density Residential Zone.

Approval of the permit application was denied or withheld because agricultural nor retail operations are permitted uses in a Medium Density Residential Zone and the parcel size is under ten acres.

The City of Lockport Zoning Ordinance allows agricultural operations in Open Space Zones with a minimum parcel size of ten acres. The City of Lockport Zoning Ordinance allows retail operations in Mixed Used Downtown, Mixed Use General Commercial and Mixed Light Industrial Zones as well as spaces occupying less than 2,500 square feet in Mixed Use Neighborhood and Mixed Use Office Zones.

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

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: 59 Michols

**APPLICANT INFORMATION**

NAME: Colton Baker Dust ADDRESS: 59 Michols Street

PHONE: [REDACTED] Lockport NY 14094  
CITY STATE ZIP

FAX:        E-MAIL: [REDACTED]

**OWNER INFORMATION**

NAME: Colton Baker Dust ADDRESS: 59 Michols

PHONE: [REDACTED] Lockport NY 14094  
CITY STATE ZIP

FAX:        E-MAIL: [REDACTED]

**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.)

The residence was owned prior to my purchase by Robert B. Sassen in predating early 2000 until I purchased the property in April of 2021

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

The current zoning limits my ability to make productive or economic use of the property beyond personal occupancy. ~~Therefore~~ I propose to run a small scale agriculture business / farm supplying the day to day production and sales for said business via my property's hours of operation is generally 8AM to 5PM and with 1 full time employee.

**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 hardship I am experiencing is not self created. The property was purchased and developed as a residential lot consistent with existing zoning at the time. The city of Lakewood's zoning code does currently provide for small scale or accessory agriculture use in residential districts even when such use would be low impact and beneficial to the community

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

The proposed use would maintain the residential appearance and character of the neighborhood. Cultivation would be conducted within existing yard and greenhouse space using standard landscaping and garden practices. No structural changes heavy equipment or increased traffic are proposed. Most sales would occur off-site at local farmers market with only minimal sales to local purchases coming from property itself. The activity would be clean, quiet and visually consistent with other residential landscaping. There for granting the variance would not alter the essential character of the area or adversely impact neighboring properties.

**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)

10/30/25  
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 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.

## 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>Small scale urban farm</i>			
Project Location (describe, and attach a location map): <i>59 nichols street Lockport NY 14094</i>			
Brief Description of Proposed Action: <i>my proposed action is to be granted the ability to operate a small scale urban farm with the means to distribute the produce accumulated via the farm at local farmers markets and as well as the farm property itself. I also intend to use the property to be able to run the day to day operations of the farm business</i>			
Name of Applicant or Sponsor: <i>Cotton Baker Purst</i>		Telephone: <span style="background-color: black; color: black;">[REDACTED]</span>	
Address: <i>59 nichols</i>		E-Mail: <span style="background-color: black; color: black;">[REDACTED]</span>	
City/PO: <i>Lockport</i>		State: <i>NY</i>	Zip Code: <i>14094</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: <i>the department of agriculture</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>1/4</i> acres	
b. Total acreage to be physically disturbed?		<i>1/8</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>118</i> 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 checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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: _____	<input type="checkbox"/>	<input checked="" 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____			
_____			
_____			

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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
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 type="checkbox"/>	<input checked="" 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"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name:	<u>Colton Baker Hurst</u>	Date: <u>11/5/25</u>
Signature:	<u>Colton Baker Hurst</u>	Title: <u>owner</u>



Hello!

My name is Grace Platt and I am the Program Manager at Lockport Main Street (LMS). LMS is the nonprofit that began the Lockport Community Farmers Market (LCFM) in 2010 and is still organizing and executing during its summer and winter seasons. LMS is dedicated to community and economic development in the City of Lockport through community programming, special events, and tourism and marketing.

I am writing today in support of Rolling Roots Farm LLC and their request to obtain a Special Use Variance to continue their farm and participation at the Lockport Community Farmers Market.

I have been with LMS now for almost 6 years. I began as the Farmers Market Manager in 2019, then accepted the Program Manager position in 2022. Throughout my experience with LMS and talking to our local small businesses owners, I have learned there are so many obstacles to navigate through in order to establish a business in the City of Lockport and to be successful. I fully support enforcing City codes and rules and regulations which help keep order in our community, however I also fully support working with individuals to provide an opportunity to bring small business and opportunities to our community.

As the former market manager, I have had the opportunity to get to know community members who visit the market every Saturday. They do so because they want to shop from local vendors, eat local foods, and to support the farmers market any way they can. I have asked for feedback to make the market stronger and year after year the want for a larger variety of produce and new farms have been the number one request.

Rolling Roots Farm captures everything Lockport Main Street strives to support. They are a small business that has done their due diligence on becoming an established business before applying to the market. They took the time to connect with the new Market Manager to make sure they had everything in place needed before the season started. They have shown up to every market date they have signed up for and they have continually provided our community members with quality produce and seedlings throughout the season. They are a success story that needs to be continually supported, not shut down because of a zoning issues.

This is the time to chose to support our community members working everyday to support their community literally from the ground up. This is the time to chose to find a path where both the individual and the City can thrive and support each other.

I fully support issuing the Special Variance Use to Rolling Roots Farm and I also encourage the City of Lockport, Common Council, and the Department Heads to create a guide or host workshops in order to educate community members on their property, their responsibilities they have as property owners, and the opportunities these community members have. When we encourage and support the people who live in our community, the stronger our community becomes.

If you have any questions or need additional information, please reach out to me by emailing [Grace@lockportmainstreet.com](mailto:Grace@lockportmainstreet.com).

Thank you for your time and consideration.

Grace Platt  
Program Manager at Lockport Main Street



To Whom It May Concern,

I am writing to express my full support for Rolling Roots Farm, a vital part of our local agricultural community. As the Lockport Community Farmers Market Manager, I have seen firsthand the dedication, hard work, and stewardship that Colton and his team bring to their farming operations.

Rolling Roots Farm plays a critical role in supporting local food systems, promoting sustainability, and strengthening our rural economy. Their commitment to sustainable farming practices, local food access, and community education sets a powerful example for what agriculture can and should look like in our community.

Whether it's through farmers' markets or community-supported agriculture (CSA), Rolling Roots Farm goes above and beyond in connecting the public with the land and the food it produces. I strongly support Rolling Root's ongoing efforts, including being a part of our Saturday Farmers Market, and I encourage any organization or agency to recognize the value they bring to our area.

If you have any questions or need additional information, please reach out to me by emailing

[Lockportmarket@gmail.com](mailto:Lockportmarket@gmail.com)

Sincerely,

Yvonne McCowen  
Lockport Community Farmer's Market Manager

# **Petition of Support for Rolling Roots Farms**

**To the Honorable Members of the City of Lockport Common Council and Zoning Board of Appeals**

## **Mission statement to the board From Rolling Roots Farms:**

Rolling Roots Farms is a small urban farm in Lockport New York that provides fresh, locally grown produce and herbs while supporting our community recently we were visited by the city of Lockport's code enforcement department and informed that we are in violation of the city code due to our roadside farm stand and because the property we operate on is zoned residential.

We are committed to operating honestly, responsibly, and in compliance with the city and we are pursuing a special use variance to allow our farm to continue serving our community. Rolling Roots Farms represents years of hard work, perseverance and dedication to local agriculture.

We are asking the community to stand up, have a voice and help support local agriculture by signing this petition and are asking the board to recognize this petition and please grant us the ability to continue to operate and do the as mentioned above.

## **Community Statement to The Board.**

We, the undersigned residents, neighbors, and supporters of Rolling Roots Farms respectfully submit this petition in support of allowing the continued operation of the small, locally owned farm business located at {59 NICHOLS STREET, LOCKPORT NY 14094.

Rolling Roots Farms provides Fresh locally grown produce and herbs to our community contributing to the health, sustainability and local economy of Lockport. The farms operations are small scale, Family Run and conducted With Respect for the surrounding neighborhood and environment.

Recently, the city of Lockport informed the Farm that it may not continue operations or maintain a farm stand at the residential address. We

believe this restriction would be a loss to the community and contrary to the Growing local support for urban and small- Scale agriculture.

We, the undersigned, respectfully request that the City of Lockport:

1. **Allow Rolling Roots Farms to continue operating at their current location;** or
2. **Grant a Special Use Permit** permitting the business to operate as a small-scale neighborhood farm and farm stand.

We further request that the city recognize the social, environmental, and economic benefits provided by Rolling Roots Farms and support this effort to maintain local access to healthy, locally grown food.

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**Petitioner Information**

**Business Name:** Rolling Roots Farms LLC

**Owner/Operator:** Colton Baker Durst

**Farm Location:** [59 Nichols Street Lockport New York 14094]

**Contact Email/Phone:** [RollingRootsFarmsLLC@gmail.com]

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**Community Signatures**

**Name (Printed) Signature Address City Zip Comments / Support Note**

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**Optional Statement for Petitioners**

“By signing below, I affirm that I support Rolling Roots Farms continuing to operate its small farm stand and business at its current location in Lockport, NY, and request that the city approve a special use permit or other authorization to allow this.”

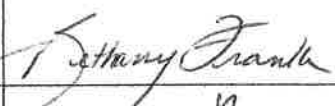


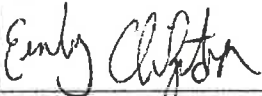
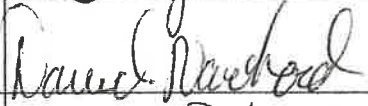
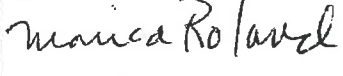






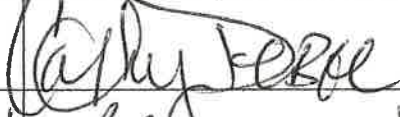
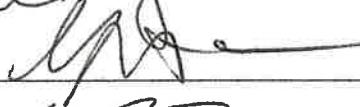

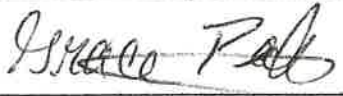

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**Submission Information**

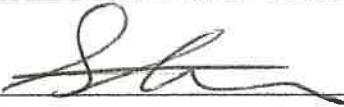




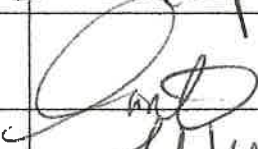
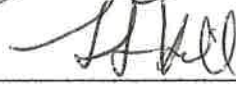
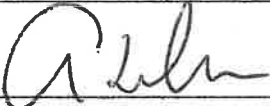
This petition is being circulated by **Rolling Roots Farms LLC** and its supporters for submission to the **City of Lockport Zoning Board of Appeals** and **City Council** in support of a request for a **special use permit** to continue farm operations at the above location.

#	Name (Printed)	Signature	Address	Phone #
1	DONNA BARON	Donna Baron	806 Nicholls St.	716- 471-3463
2	Andrew Kivier	AKW	165 S. Transit St	814 566-7923
3	Melanni Winter		32 Lincoln Lockport	504-879-
4	MARY Ann Pesono	Mary Ann Pesono	22 Hampton St Lockport	(914) 255-3656
5	Kristina Markay		315 Pine St Lockport, NY	716-504 7804
6	James Schaub		348 H <sub>2</sub> L St Lockport	716 803-3654
7	Ahleayah Green	Ahleayah Green	(716) 712-9833	
8	Brendon Grego		44 Hillcrest Drive Lockport 14464 NY	563 435 277
9	Nicole Alessi	UO	59 Wilbur Lockport	716-719 1547
10	Robin Andrews	Robin Andrews	3296 Green St Lockport	716- 644-8124
11	Richard Scindia	Richard Scindia	5774 Bachilla	716 429 4187
12	Amber Salada	Amber Salada	149 73rd St NE	716 475 2007
13	Stephanie Schmitt		228 75th St NE NY	716-260- 4696
14	Eraine Barnett	Eraine Barnett	8999 Ridgerd Lockport 14067	716-984 5475
15	Dee Tchornick		145 Davis Ave Lockport, NY	716-446 4024
16		Margaret Darrach	3807 Stone Rd Mdltpt	

17	Bethany Klimak	<del>Bethany Klimak</del>	37 Jefferson	
18	Amber Quill	Amber Quill	1384 Sawyer Rd.	585 2605929
19	Seán Hancock	<del>Seán Hancock</del>		
20	Bryan Mondoux	Bryan Mondoux	466 25th Street	716-996-8808
21	Kristi Winqvist	<del>Kristi Winqvist</del>		716 946 31
22	Jerry Winqvist	<del>Jerry Winqvist</del>		716 870 688
23	Ashley Snowazel	Ashley Snowazel	2028 Fuller Road Burt	716 909 2462
24	Tyler Minotti	Tyler Minotti	2028 Fuller Burt	716 225 0484
25	Lawrence Scherer	Lawrence Scherer	383 Willow Lockport	754-6507
26	Cindy Sue Wolcott	Cindy Sue Wolcott	4333 Plank Rd. Lockport	471-4061
27	Bryan Grossman	Bryan Grossman	" "	" "
28	Chris McComan	Chris McComan	4718 Lincoln Dr.	478-5257
29	Drew Bucic	Drew Bucic	100 Massachusetts Ave	507-1481
30	May Scamora	Scamora	98 N Transit	716 4394
31	Alvin Thompson			
32	Robert Taylor			
33	Linda Taylor			

34	Bethany Franke		discerning design@gmail.com	716-913 2955
35	Alyssa Beauman-Crafts		alyssa.beauman05 @gmail.com	716-302-4871
36	Marissa Sprague		marissasprague22 @gmail.com	716-243- 0145
37	Emily Clifton		Eg09c@gmail	716-727-1324
38	Bonnie Bergeron		PAUL17KRP @gmail	716 5143498
39	Monica Roland		City Lockport, NY	
40	Liz Allon		elizabeth.allon @yahoo.com	716- 417-3982
41	Kenny Allore		ALLORE, KENNETH @Yahoo.com	716 946 3699
42	Steven Intihar		Sintihar78@ gmail.com	716-207- 0140
43	TEVJE MASLANSKI		TEVJE MASLANSKI @GMAIL.com	716-392 -6147
44	ERICA MASLANSKI		elittle9514@ gmail.com	716-799- 3897
45	Timmi DeBoe		timmi.deboe@ yahoo	716-490-09
46	Cathy DeBoe		Timmi Deboe @yahoo	↓
47	MANIA PIZYBYL		MANIA PIZYBYL @gmail.com	(716) 91
38	Erin Tien			219-765-3
49	Grace Bates		gracebates@ yahoo.com	
50	Emily DeWick			716-986-1

51	Jessica Mrouka	Jessica Mrouka	Lower Mt. Rd Lockport	714 314 6427
52	Ellie Azih	Ellie Azih	Green St, Lockport	470-698- 4606
53	Chiemeka Azih	Chiemeka Azih	Green St Lockport	678-717- 9225
54	Karin Henderson	Karin Henderson	Locust St Lockport	716-416-1985
55	Catherine Roberts	Catherine S. Roberts	Oliver St. Lockport	716-940- 2850
56	Valerie Pettapiece	Valerie Pettapiece	Georgia Ave Lockport	716-940- 8808
57	Mary Fitzgerald	Mary Fitzgerald	Woodmore Ct Lockport NY	518- 466-6408
58	Monica Berry	Monica Berry	William St Lockport	
59	Courtney Dunlap	Courtney Dunlap	230 East Ave Lockport NY	678 760 5824
60	Mollie McDonough	Mollie McDonough	269 N. Transit Lockport NY	716-803- 9228
61	Michael Sullivan	Michael Sullivan	407 Niagara Street Lockport	716-201 2416
62				
63	<del>Sandy H...</del>	<del>Sandy H...</del>	Lockport NY	
64	Carol Renna	Carol Renna	Norman Ave Lockport	
65	Morgan Proventano	Morgan Proventano	Lockport	716 387-0593
66	Teri Ann	Teri Ann	Lockport	
67	Kristin Ferguson	Kristin Ferguson	2058 Hess Avenue	716 638 4065

68	Tiffany Perez	Tiffany Perez	Lockport NY	
69	Gary Lumie			
70	Brenda Knight		NH	
71	Steve Vermorel		Lockport NY	
72	Tiffany How		Lockport NY	
73	JOSH ARNOLD		PBF EAST AMHERST	
74	Jeff Arnold		E Amherst	
75	Luisa Smith	Luisa Smith	Lockport	
76	Joseph Czosowski		Lockport	
77	SUSAN M. K Pope	SMK Pope	Lockport	
78	Tim Fawc		Lockport	
79	Jennifer Hill		892 WILLOW ST Lockport	
80	Jovanne Condren	97 Cora	Newfane	
81	D. Lute	D. LUTE	Lockport	
82		Alan Davis	Porter	
83	Jane Stevens	Jane Stevens	Gettysville NY	(716) 243 0543
84	Ellie benedict	Elina Benedict	Lockport	

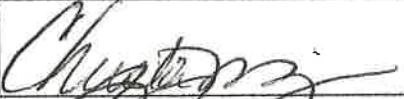
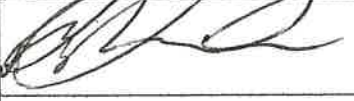



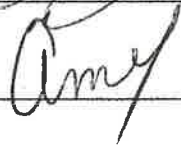
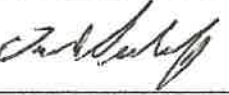




85	Delaney Edmister	<i>Delaney Edmister</i>	Lockport NY	
86	Parker Allard	<i>Parker Allard</i>	Lockport NY	
87	Nick Gill	<i>Nick Gill</i>	Lockport NY	
88	Josh Randall	<i>Josh Randall</i>	Buffalo, NY	317 446 0379
89	Amber Barrett	<i>Amber Barrett</i>	6017 Tonawanda Crescent Rd Lockport NY 14094	716-807-19
90	Vicky Wolfe	<i>Vicky Wolfe</i>	55 Nichols St Lockport	716-945-111
91	JASON WOLFE	<i>Jason Wolfe</i>	55 Nichols Lockport	716-472-9
92	Paul Krieger	<i>Paul Krieger</i>	51 Nichols	716 439 5959
93	ESTHER CAMPBELL	<i>Esther Campbell</i>	32 Nichols Lockport	716-998- 6018
94	Vincent Eldridge Sr.	<i>Vincent Eldridge Sr.</i>	32 Nichols St Lockport NY 14094	716-438 8211
95	Travis Farnsworth	<i>Travis Farnsworth</i>	38 Nichols St Lockport NY 14094	585-870 1533
96	Blair Farnsworth	<i>Blair Farnsworth</i>	38 Nichols St Lockport, NY 14094	716-523- 1982
97	MIKE GRIESSER	<i>Mike Griesser</i>	15 Nichols Lockport	716 473-8144
98	FRANK BENCHIK	<i>Frank Benchik</i>	209 S Transit Lockport, NY	716 288-0093
99	Darlene Dawd	<i>Darlene Dawd</i>	34 Nicholl NY 14094	
100	Nichole Reid	<i>Nichole Reid</i>	54 Nichols St	716 345-2200
101	DAVID REID	<i>David Reid</i>	54 Nichols St	716 471 3652

102	Michael Lehrey	Michael Lehrey	Lockport	716 960-7018
103	Robert Bil	Robert Bil	Lockport	716 550-0765
104	Adam Tolson	Adam Tolson	Lockport	716 689-2972
105	Jessica Roach	Jessica Roach	Lockport	716 990 1763
106	Marsha Roach	Marsha Roach	Newfane	201- 7854
107	Martey Davis	Martey Davis	Lockport	716 231-2692
108	Donna Santariero	Donna Santariero	Lockport	716 870-5403
109	Joe Santariero	Joe Santariero	Lockport	716 870-5403
110	Joshua Barretto	Joshua Barretto	Lockport	716-418 9979
111	Arion Lebar			
112	SHARON YOUNG	Sharon Young	Lockport	720 459 1832
113	Andreonna Mindoro	am	Lkpt	716 9409307
114	Janet Connelly	Janet Connelly	Lkpt.	(206) 398-5802
115	H. Danielawicz	H. Danielawicz	Ransomville	716-215-098
116	Kw W. Thoushi	KFW		
117	Patricia Gula	Patricia Gula	Lockport	

#	Name (Printed)	Signature	Address	Phone #
118	Megan Weaver	Megan Weaver	Washington St 14094	608-450-0905
119	Savannah Hunter	Savannah Hunter	47 Gabriel Dr	716 523 2067
120	Ovalbe Molina	Ovalbe Molina	47 Gabriel Dr	583 6400064
121	Wendy M. Clark	Wendy M. Clark	22 Walnut st Upper Lockport	716-391-2289
122	Rachel Sosebee	Rachel Sosebee	74 Akim St Lockport, NY	614-595-1139
123	Vicky Winter	Vicky Winter	7167 Ridge Rd Grafton NY	7168678582
124	Joel Winters	Joel Winters	7767 Ridge Rd Grafton NY	716 53-0678
125	Jacqueline Stewart	Jacqueline Stewart	4968 Northview Lockport, NY	716 557-5799
126	Peggy Stewart	Peggy Stewart	4968 N View Dr Lockport	716-434-7887
127	Matt Devine	M. Devine	154 Corinthia Lockport	716-622-7733
128	Katie Ruess	Katie Ruess	6548 Crossing Rd.	716-414-1925
129	Amara Luportu	Amara Luportu	427 Prospekt St.	540-331-8392
130	Stephane Doep	Stephane Doep	45 Scovell St	716 201 7062
131	Ben Weber	Ben Weber	3308 Clark Ave Lk	716 545 2290
132	SHELLY ADDRESS	Shelly Address	6263 Minnick Rd Lkpt	716 266 9190
133	ANDREW Seagrave	Andrew Seagrave	97 SPALDING LOCKPORT	716-433 0472

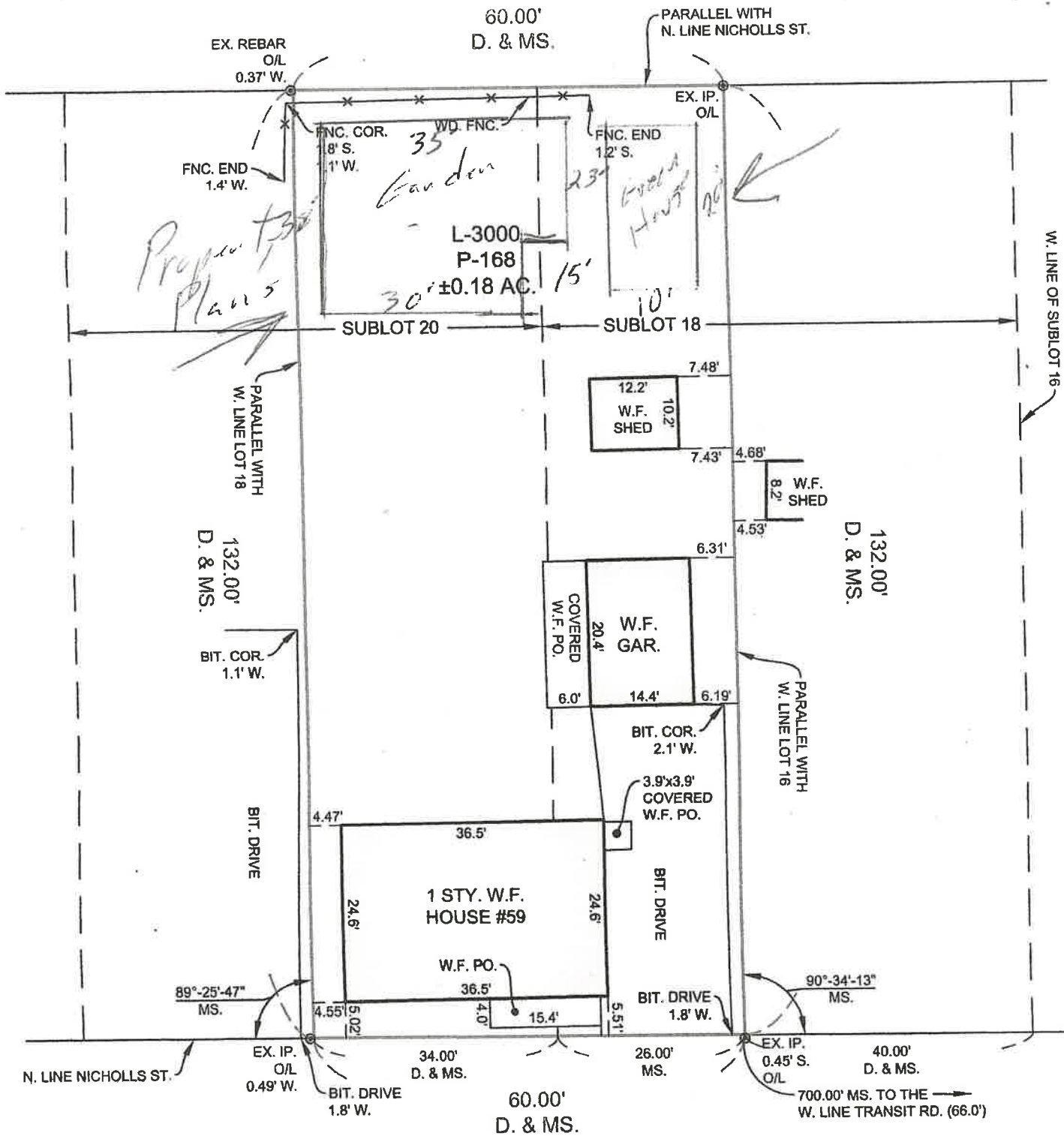
Forming  
for all !!!

134	<i>Patricia Gonzalez</i>	Patricia Gonzalez		
135	<i>Christine Dyernberger</i>	Christine Dyernberger		
136	<i>Tricia DiPaolo</i>	Tricia DiPaolo		
137	<i>Teresa Fontana</i>	Teresa Fontana		
138	<i>Charles Cook</i>	Charles Cook		
139	<i>Rebecca Cook</i>	Rebecca Cook		
140	<i>Crystal Hawkins</i>	Crystal Hawkins		
141	<i>Shyanne Green</i>	Shyanne Green		
142	<i>Megan McKernan</i>	Megan McKernan		
143	<i>Patricia DeSeswas</i>	Patricia DeSeswas		
144	<i>Franklin Ruzack</i>			
145	<i>Jennifer M Schumacher</i>	Jennifer M Schumacher		
146	<i>Donna Slyster</i>	Donna Slyster		
147	<i>Kathy Reid</i>	Kathy Reid		
148	<i>Glen E Estey</i>	Glen E Estey		
149	<i>Blake Lomax</i>	Blake Lomax		
150	<i>Kelly Kurk</i>	Kelly Kurk		

160		Christa M Zimmerman		
161		Ronald Zimmerman		
162	Susan Monroe	SUSAN MONROE		
163		Kim Phelan		
164	Rick Darling			
165	Taina Burke			
166	Amy			
167	James			
168				
169		Jennifer Conforti		
170	Kristin Tuttle	Kristin Tuttle		
171	Marey Hoss	Marey Hoss		
172		Janet Koch		
173		Patrick Koch		
174		Travis Lundberg		
175				
176				



356	Olivia Roath	Olivia Roath	Lockport	716-609 5197
357	Charlie Horton-Fisher	<del>Charlie Horton-Fisher</del>	Lockport	716-747 9187
358	Trisha Horton-Fisher	<del>Trisha Horton-Fisher</del>	Lockport	716- 524- 5740
359	DJ Hill	D Hill	Lockport	716-7271
360	Jeffrey Roath	Jeffrey Roath	lockport	716-747-99
361	Nikki L. Roe	Nikki Roe	Lockport	(716)420-8
362	Don WRIGHT	Don Wright	Lockport	716-990-0
363				
364				
365				
366				
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# NICHOLLS STREET (66.0')

DRAWING  
NAME  
20.005

LEGEND:  
AC. = ACRES  
APPROX. = APPROXIMATE  
AVE. = AVENUE

BIT. = BITUMINOUS  
CB = CATCH BASIN  
CH. = CHAIN  
CONC. = CONCRETE  
COR. = CORNER  
C.T.V. = CABLE TV BOX  
C. = CENTERLINE

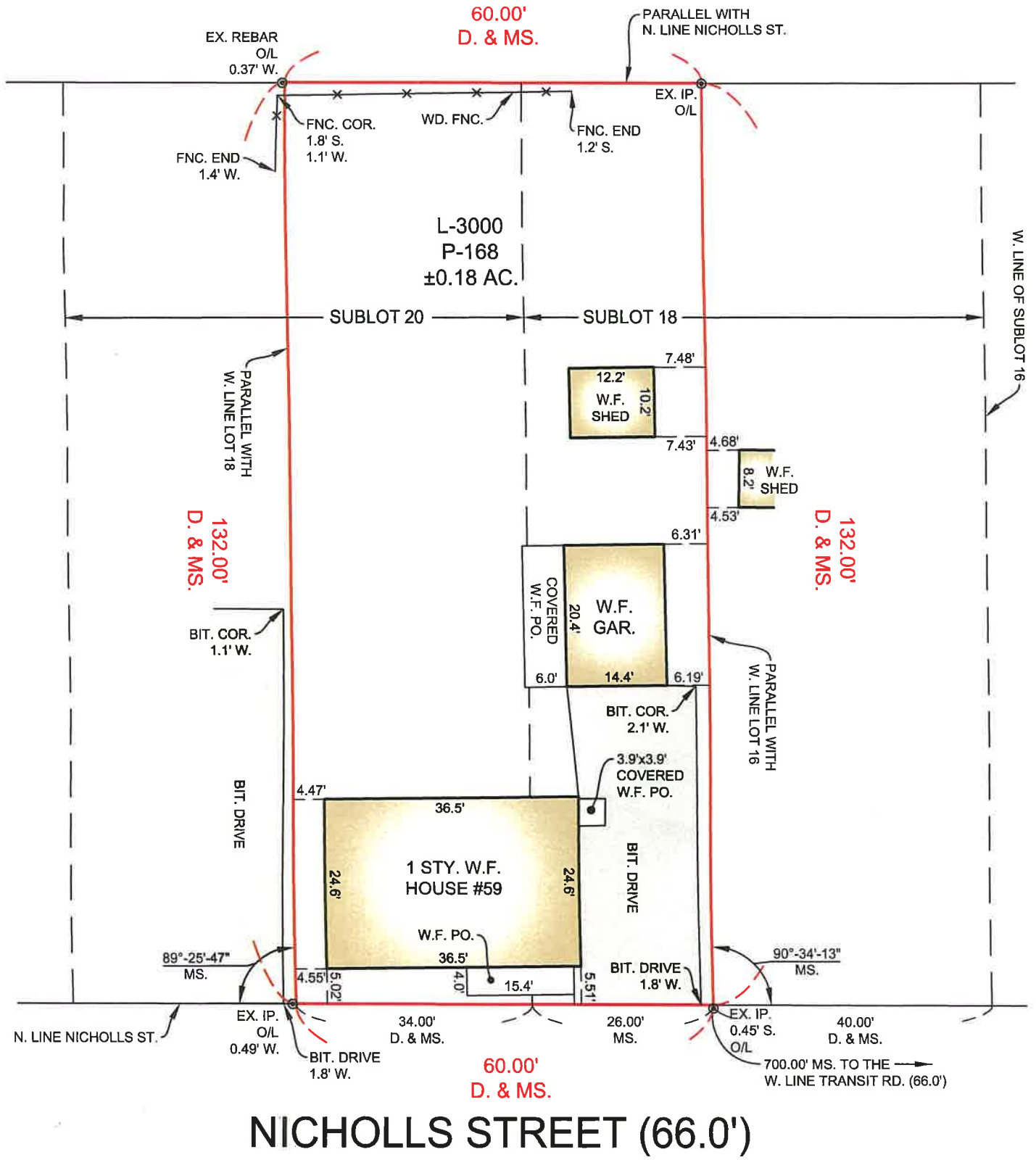
D. = DEED  
DIA. = DIAMETER  
DIST. = DISTANCE  
E. = EAST  
EJB = ELECTRICAL  
JUNCTION BOX  
ENC. = ENCROACHMENT

ESMT. = EASEMENT  
EX. = EXISTING  
FNC. = FENCE  
GAR. = GARAGE  
IP. = IRON PIPE  
L = LIBER  
MH = MANHOLE

MP. = MAP  
MS. = MEASURED  
N. = NORTH  
O/H = OVERHEAD  
O/L = ON LINE  
PO. = PORCH  
PP = POWER POLE

P = PAGE  
PL = PROPERTY LINE  
PAVT = PAVEMENT  
RD. = ROAD  
S. = SOUTH  
ST. = STREET  
STY. = STORY

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



NICHOLLS STREET (66.0')

SURVEY OF  
PART OF SUBLOTS 18 & 20  
MAP COVER 261

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY CHANGES THAT AN EXAMINATION OF SUCH MAY REVEAL

NOTES:  
-ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.  
-UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

*Handwritten signature: M. J. Hart*



Centerpointe Corporate Park \* 375 Essjay Road, Suite 200  
Williamsville, New York 14221  
PHONE: 716.688.0766 FAX: 716.625.6925  
WEBSITE: www.wendelcompanies.com  
Wendel WD Architecture, Engineering, Surveying and Landscape Architecture P.C.

PART OF LOT	58	SEC.	-	TWP.	14	RNG.	7
CITY	LOCKPORT			PROJ. NO.	2963-21-20/005		
COUNTY	NIAGARA, NY	TAX ID No.	109.17-3-43	SCALE	1"=20'		
CREW	JG	DWN.	JSG	CHK.	GJK	DATE	4/10/2021



# Building Inspection Department

Jason Dool  
Chief Building Inspector

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

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## NOTICE OF PUBLIC HEARING

Case No. 2364

November 12, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 211 Lock Street, New York, had been filed by Mal Kurtyko.

The request is for a variance to install an 8' x 20' parking area on the north side of the front porch and an 8' x 20' parking area on the south side of the front porch situated in a Mixed Residential Zone.

Approval of the permit application was denied or withheld because the parking areas will be situated in front of the residence and the installation of the parking areas will increase the lot coverage to 81.48%.

The City of Lockport Zoning Ordinance prohibits paving the area which fronts the front line of the building in a residential area and allows a maximum 60% lot coverage in a Mixed Residential Zone.

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

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



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

See attached

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

See attached

**VARIANCE STANDARDS (USE VARIANCE)**

Applications for use variances must be based on alleviating a clearly demonstrable hardship, as opposed to a special privilege or 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 use variance is a corner store in a predominantly residential neighborhood. If the building has large plate glass windows, a parking lot and loading docks in the rear, it would be extremely costly to convert the building to residential uses to comply with existing zoning regulations.

**VARIANCE STANDARDS (AREA VARIANCE)**

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

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

See attached

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

## APPLICATION ATTACHMENTS

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

- \_\_\_ \$150 application fee (cash or checks payable to the City of Lockport)
- \_\_\_ Detailed site plan (10 copies)
- \_\_\_ Photographs of existing conditions
- \_\_\_ Property survey (10 copies)

## APPLICANT/OWNER AFFIRMATION

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND I FURTHER UNDERSTAND THAT INTENTIONALLY PROVIDING FALSE OR MISLEADING INFORMATION IS GROUNDS FOR IMMEDIATE DENIAL OF MY APPLICATION.

FURTHERMORE, I UNDERSTAND THAT I (OR A DESIGNATED REPRESENTATIVE) MUST BE PRESENT AT THE MEETING TO REPRESENT THE APPLICATION AND RESPOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.

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

Nov 6 / 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)

11 / 6 / 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.

### **Property History**

The property at 211 Lock Street is a six-unit residential building of one-bedroom apartments. Each apartment is allowed only one off street parking spot.

Site improvements include adding gravel for parking and drainage, placing large concrete roadblocks to stabilize a one-story grade drop-off, and removing trees to increase usable space. The lot is fully fenced along the property lines, preventing outward expansion. In winter, snowplows push snow against the parking area, and street parking is prohibited, further limiting available space. This year marks the first time all six apartments have been occupied with six vehicles, highlighting the limitations of the current parking layout. The driveway is narrow, making it difficult for wider vehicles or service trucks to enter and exit safely.

### **Description of Proposed Action**

We are requesting an area variance to allow for a revised parking layout at the front of the property providing four parking spaces for tenants. The parking spaces will not block the sidewalk or interfere with pedestrian safety. In addition, we would like to add gravel to the parking area to improve drainage, traction, and safety.

The proposed layout improves access, vehicle maneuverability, and safety, particularly in winter when on-street parking is unavailable. No new construction or expansion of the building is proposed; this is a functional reconfiguration of the parking area to meet current tenant needs.

### **Description of Hardship**

The hardship arises from the unique physical characteristics of the lot, including narrow width, steep grade change at the rear, and fenced/stabilized boundaries, which make it impossible to meet zoning setback or lot coverage requirements while providing adequate parking for six vehicles. The rear of the property cannot safely accommodate all six cars due to the drop-off and concrete roadblocks. Winter snow accumulation and the prohibition of street parking further exacerbate the issue. This hardship is not self-created but stems from the property's physical constraints and the need to provide safe, functional parking for tenants.

### **Effect on Neighborhood Character**

The requested variance will not alter the essential character of the neighborhood. The property will continue to operate as a six-unit residential apartment building consistent with surrounding properties. No new structures or building expansions are proposed. The reconfiguration improves safety and access while maintaining the residential appearance and use of the property.

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0.00  
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0.75  
1.00

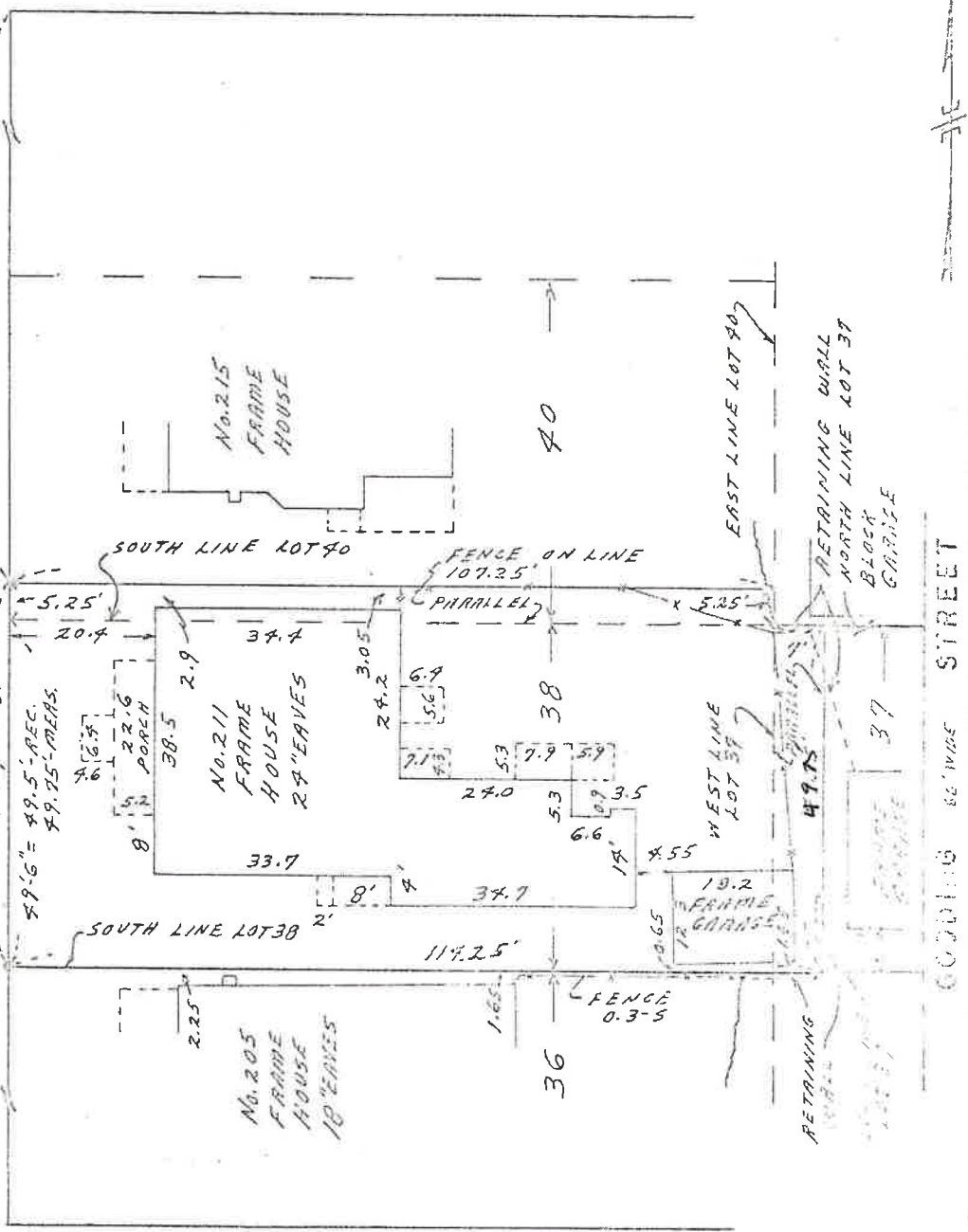
L. 1313, P. 537

NO. 102 RELEV. V.

MONROE 66' WIDE STREET

N

all  
1-634 LOCK STREET  
65' WIDE STREET  
243.25' MEAS.  
242.25' REC.  
55' DEED MEAS.  
49' 6" = 49.5' REC.  
49.75' MEAS.



WASHINGTON 66' WIDE STREET

14405-R1)

SURVEY OF  
LOT 38, PART OF LOTS 37 & 40  
MAP OF THE VILLAGE OF LOCKPORT 1845  
CITY OF LOCKPORT, COUNTY OF NIAGARA, STATE OF NEW YORK



SCALE 1" =	20	FT	DATE	SURVEY	NO.
F. B.	2471				
DATE	JUNE 28, 1977				
NO.	14405				

**ALBERT E. O'CONNELL**  
LAND SURVEYOR  
TONAWANDA, NEW YORK  
N. Y. S. LICENSE NO. 10000  
Successor to W. J. ...