



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

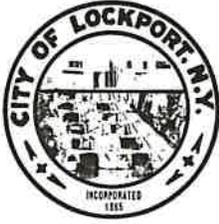
January 12, 2026

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, January 27, 2026 at 5:00 P.M.

1. Mal Kurtyko. 211 Lock Street. Request 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. (Area-front yard parking, Area-lot coverage 81.48%)
2. Angelo Vilaro. 135 Ontario Street. Request to convert the existing four unit dwelling into a five unit dwelling situated in a Mixed Use Neighborhood Zone. (Use-5th unit, area-unit size under 600 square feet)



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. 2364

January 12, 2026

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, January 27, 2026 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.

LOCKPORT ZONING BOARD OF APPEALS
Megan Brewer



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. 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.

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 specific use of convenience desired 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)

See attached

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

APPLICATION ATTACHMENTS

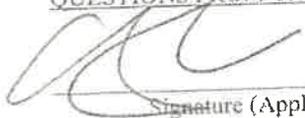
To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

- ___ \$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 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.

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

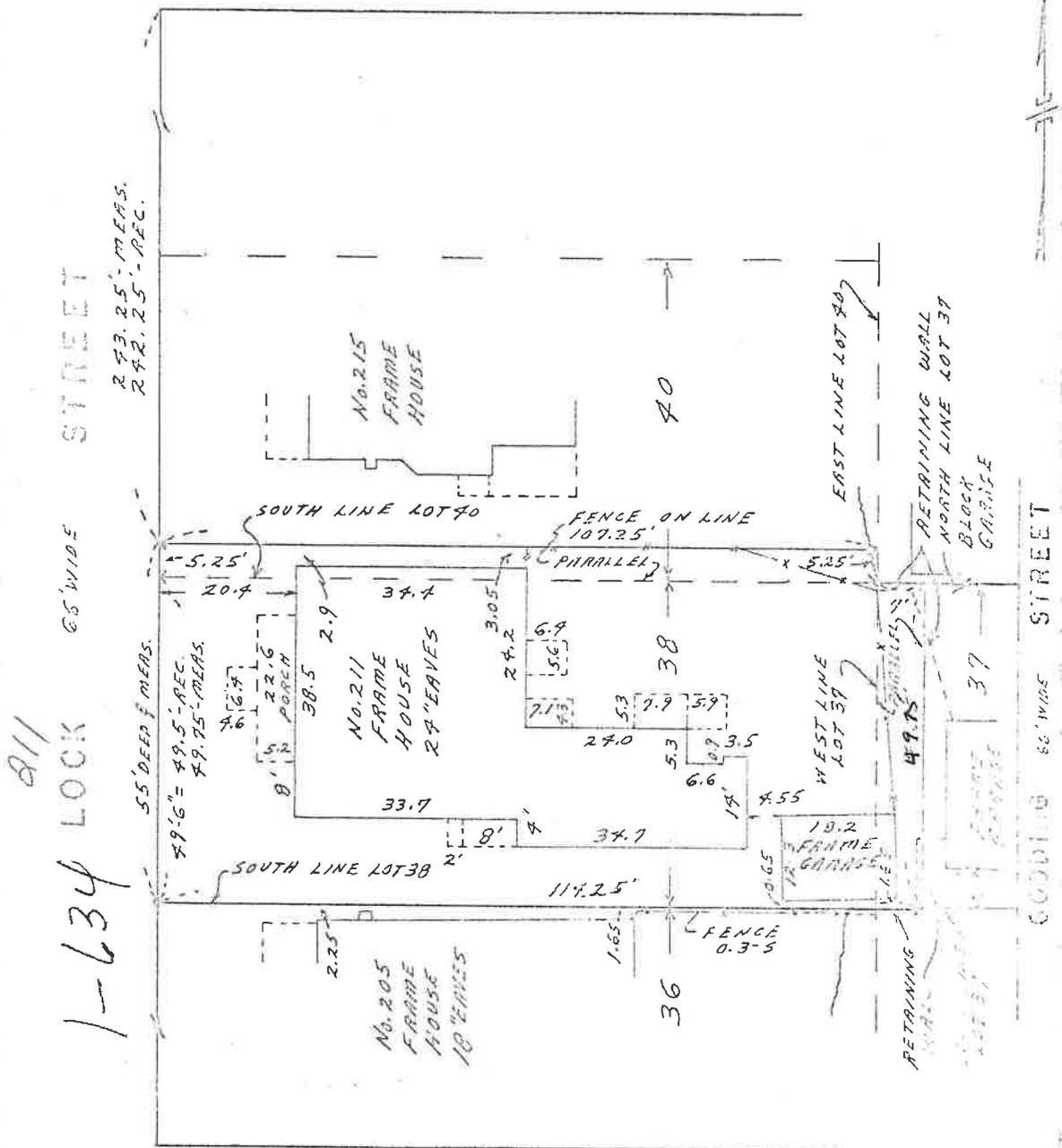
The requested variance will not alter the essential character of the neighborhood. The property will continue to operate as a six-unit residential apartment building consistent with surrounding properties. No new structures or building expansions are proposed. The reconfiguration improves safety and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

0.01
0.02
0.03
0.04
0.05
0.06
0.07
0.08
0.09
0.10

L. 1313, P. 537

110 123 111 112

MONROE 66' WIDE STREET



WASHINGTON 66' WIDE STREET

14400-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	ALBERT E. COLE LAND SURVEYOR TONAWANDA NEW YORK N. Y. S. LICENSE NO. 1000 Successor to W. L. ...
F. B.	2411					
DATE	JUNE 28, 1977					
NO	14405					



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. 2366

January 12, 2026

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 135 Ontario Street, New York, had been filed by Angelo Vilardo.

The request is for a variance to convert the existing four-unit dwelling into a five-unit dwelling situated in a Mixed Use Neighborhood Zone.

Approval of the permit application was denied or withheld because multi-family dwellings above four units are not a permitted use in a Mixed Use Neighborhood Zone and the newly created unit will be 315 square feet.

The City of Lockport Zoning Ordinance permits multi-family dwellings in Mixed Use Downtown Zones and in Mixed Residential, Mixed Use General Commercial and Mixed Light Industrial by Special Use Permit. The City of Lockport Zoning Ordinance requires any newly created unit in an existing building to be a minimum of 600 square feet.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, January 27, 2026 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.

LOCKPORT ZONING BOARD OF APPEALS
Megan Brewer

2366

CITY OF LOCKPORT, NEW YORK ZONING BOARD OF APPEALS APPLICATION

 AREA VARIANCE x USE VARIANCE

It is the responsibility of the applicant to complete this form in its entirety, including all required attachments, and as precisely as possible. Failure to submit a complete application may result in a delay in being placed on a Zoning Board of Appeals agenda or a delayed decision from the Zoning Board.

PROPERTY ADDRESS: 135 Ontario St, Lockport

APPLICANT INFORMATION

NAME: Angelo Vilardo (owner) ADDRESS: _____
PHONE: _____ CITY STATE ZIP
FAX: _____ E-MAIL: _____

OWNER INFORMATION

NAME: Angelo Vilardo ADDRESS: ~~135 Ontario St, Suite 471144~~
PHONE: Buffalo NY 14226
FAX: _____ CITY STATE ZIP
E-MAIL:

RELATIONSHIP OF APPLICANT TO PROPERTY:

- CONTRACT PURCHASER CONTRACTOR OTHER
 ARCHITECT/ ENGINEER LESSEE

OFFICE USE ONLY

RECEIVED BY: _____ DATE/TIME RECEIVED: _____
FEE AMOUNT: _____ CHECK/MONEY ORDER#: _____
ZONING: _____ FEE TRANSMITTAL DATE: _____
AGENDA DATE: _____ DEADLINE DATE: _____
COUNTY TAX MAP IDENTIFICATION NUMBER: _____

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

See Exhibit A1, A2, and A3

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

The proposed action is to allow the use of an existing interior space as a modest efficiency dwelling unit within the existing building. The space was originally constructed for residential occupancy and remains physically configured as such.

No exterior expansion, addition, or alteration to the building footprint is proposed. The request does not involve any change to the building's height, massing, or exterior appearance, nor does it require modification to the site layout, parking, or access. The proposed relief is limited solely to interior use of existing space in order to allow that space to be utilized in an economically viable and code-compliant manner.

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)

See Exhibit B

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

The proposed variance will not alter the essential character of the neighborhood or negatively impact adjacent properties. The building has long functioned as a multi-unit residential structure, and the requested relief does not involve any exterior changes, additions, or alterations to the building's footprint, height, or appearance.

The proposed action maintains residential use, preserves the existing scale of the building, and utilizes existing interior space only. There will be no change in site layout, parking configuration, traffic patterns, noise levels, or visual character. The variance allows continued residential use in a manner that is consistent with the surrounding neighborhood and compatible with nearby 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.

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

 x Detailed site plan (10 copies) X: Exhibits (A1, A2, A3, B, C, D,)

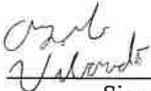
 x Photographs of existing conditions

 x Property survey (10 copies)

APPLICANT/OWNER AFFIRMATION

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

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



Signature (Applicant)

1/1/2026

Date

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

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

Signature (Owner)

Date

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

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

Exhibit A1

BRIEF HISTORY OF PROPERTY

135 Ontario Street is a long-standing multi-unit residential property. Prior to 1986, the building contained five dwelling units. In April of 1986, the City of Lockport issued a Certificate of Compliance recognizing the property as a four-unit residential building. The structure has operated as a four-unit dwelling since that time.

Although the property has been legally classified as a four-unit since 1986, the building's physical configuration, including interior layout and infrastructure, continues to reflect its original multi-unit design. The current owner acquired the property in this condition and maintains it as a residential rental building, with all four legal units occupied.

Exhibit A2 and A3

Purpose of Submitted Exhibits

The attached exhibits are provided solely to document the **historic configuration and regulatory history** of the subject property and to assist the Zoning Board of Appeals in understanding the origin of the existing interior conditions that give rise to the requested variance.

Exhibit A – 1986 Certificate of Compliance is included to establish that the property has been legally recognized and operated as a four-unit residential building since 1986, and that the current application does not dispute or challenge that classification. The exhibit is submitted to provide clarity regarding the regulatory action that resulted in the current unit count and to explain the basis for the existing conditions under which the property is presently operated.

Exhibit B – 1959 Appraisal is included to document that the building was historically configured and utilized as a five-unit residential structure prior to the 1986 reclassification. This exhibit demonstrates that the interior layout and infrastructure associated with an additional dwelling unit were part of the original design and long-term operation of the building.

Together, these exhibits are submitted to show that the hardship described in this application arises from the **mismatch between the building's physical configuration and its current zoning classification**, rather than from any action taken by the current owner. The exhibits are not submitted to assert a legal right to a fifth dwelling unit, but to provide historical context for the existing interior space and to support the finding that the requested relief represents a reasonable and minimal accommodation of the property's unique conditions.

OTHER BUILDINGS		No. Cars	Foundation	Walls	Doors	Floors	Roof	Other	Condition	Size	Height	Area	Base Rate	Repl. Val.	Sound %	Base Val.	Local Mult.	Estimated Value
Private	Garage	2	2	20	10	10	10	10	WOOD	6.25x10.5	15	440	1.95	858	15	129	1.08	140

GENERAL PROPERTY CONDITIONS

SERVICE	CONVENIENCE		CONDITIONS			LAND	
	Schools	Churches	Zoning	% Developed	Exposures	Depth	Width
Street Paving	/	/	/	/	/	/	/
Side Walks	/	/	/	/	/	/	/
Street Lights	/	/	/	/	/	/	/
Telephone	/	/	/	/	/	/	/
Sewer-Water	/	/	/	/	/	/	/
Gas-Electric	/	/	/	/	/	/	/
Transportation	/	/	/	/	/	/	/
Fire Protection	/	/	/	/	/	/	/

RENTAL INFORMATION CONCERNING THIS PROPERTY

Date	No. of Units	Size of Units	Use	Floor	Monthly Rate	Monthly Total	Service Included or Remarks
1/1	4	2	Average		27	27	27

CAPITALIZATION:

Indicate 5 Apartments

SUMMARY OF APPRAISAL		Total Land Valuation
Principal building (Est. replacement cost less deprec.)		\$ 12,600
Other buildings - total		140
Total building value		13,740
Land Value		1,800
Total Value		15,540

SALES OF THIS PROPERTY OR COMPARABLE PROPERTIES

Location	Date	Ind. Price	Bk & Pg	Remarks
This Prop's Sister to Yalester	1/7/6	Family	8347	

COMPARISON of this property with as above.
This property is (+) (-) (=) as to:

Useful Size	Design & Layout	Environment
Const. Quality	Acc'y Buildings	Facilities
Condition		Over-all

TOTAL APPRAISED VALUE

TOTAL APPRAISED VALUE		\$ 15,540
-----------------------	--	-----------

APPRAISED BY: DATE: 1-6-59

ASSESSMENT RECORD

Year	Land	Year	Land	Total
1958	1210			1210

Additions or Deductions for \$

Total Land Valuation \$ 1,800

DESCRIPTIVE REMARKS OR COMMENTS:

CERTIFICATE OF COMPLIANCE

This Certificate is issued pursuant to Article 8, Section 302 of the Multiple Residence Law of New York State, requiring the registry of multiple residences, and to Part Nine of the City of Lockport Minimum Housing Standards Ordinance relating to maintenance of residential properties.

Street Number **135 Ontario St.**
Owner of record **Edward Litchard**
Residence address of owner **135 Ontario St.**
Material in construction **masonry and frame**
Number of stories **3**
Number of rooms or apartments **4 units**
Date of Certificate **4/23/86**

This Certificate is valid only for present ownership and existing number and size of occupancies. Any change in ownership or in number or size of occupancies must be authorized and recorded by the Building Inspector and a new Certificate issued.

CITY OF LOCKPORT, N. Y.

..... Building Inspector

EXHIBIT A3

Exhibit B – Hardship

The hardship is based on the **physical characteristics and historic design of the building**, which was originally constructed and configured to accommodate five dwelling units. Although the property has been legally recognized as a four-unit building since 1986, the structure continues to contain interior layout, infrastructure, and internal divisions consistent with an additional residential unit.

Under current zoning regulations, the existing fifth-unit space cannot be lawfully occupied, despite remaining an integral part of the structure. As a result, the building must be maintained and operated at a scale consistent with its original multi-unit design—including its layout, mechanical distribution, interior separations, and overall size—while being restricted to four legal dwelling units. This condition limits the property's reasonable use by preventing existing residential space from being utilized in a productive and economically viable manner.

The former fifth-unit space requires ongoing upkeep, heating, monitoring, and maintenance to remain code-compliant, yet it cannot contribute to the building's operation. This creates an inherent inefficiency that impairs the property's ability to function as designed and places it at a disadvantage compared to similarly sized residential buildings that are legally permitted to utilize all of their purpose-built dwelling space.

This hardship is inherent to the building itself and does not arise from the personal circumstances of the owner. It results from the mismatch between the structure's physical configuration and its current zoning classification. This condition is unique to the subject property and does not commonly apply to surrounding residential properties, which do not contain unused interior space that was historically designed and constructed for residential occupancy.

Alternative configurations of the space, such as combining it with the existing apartment above, are not economically viable. The space is located directly beneath a small existing unit, and creating a compliant combined apartment would require substantial structural alteration, including the construction of a new interior staircase, reconfiguration of rooms, and modification of mechanical, electrical, and plumbing systems. These changes would significantly disrupt the existing unit while producing an oversized and inefficient dwelling that does not align with the building's design or neighborhood housing patterns.

Given these constraints, restoring the space as a modest efficiency unit represents the most reasonable and responsible use of the existing interior area. This approach minimizes structural disruption, avoids unnecessary reconstruction, and allows the space to be utilized safely and economically while maintaining compliance with applicable building and safety codes.

Exhibit C – Housing Authority Partnership

Purpose:

To demonstrate the practical use and public benefit of the proposed additional efficiency unit at 135 Ontario Street.

Partnership Overview:

- The proposed unit will be dedicated to a tenant holding a **Section 8 voucher**.
- This partnership is with the **Lockport Housing Authority**, which supports the use of the unit for affordable housing.
- The Housing Authority has provided a **letter of recommendation** acknowledging the benefit of this unit in providing safe, affordable housing.



City of Lockport Housing Authority

301 MICHIGAN STREET · P.O. BOX 344 · LOCKPORT, NEW YORK 14095

PUBLIC HOUSING

Tel (716) 434-0001

Fax (716) 434-6303

SECTION 8 VOUCHERS

Tel (716) 434-3627

Fax (716) 438-2180

SECTION 8 PROGRAMS *45 ONTARIO STREET, LOCKPORT, NY 14094 (FAX: 438-2180)

November 10, 2025

To Whom it May Concern,

I am writing on behalf of Angelo Vilardo, a previous Section 8 Landlord in the City of Lockport.

We at the City of Lockport Housing Authority are in need of decent, safe affordable housing in the City of Lockport for our current and future participant's. It is extremely difficult for our participants to find affordable safe housing during this trying time.

Angelo is working on converting one of his properties (135 Ontario Street) into a studio apartment to rent to our Section 8 participants and feel this would be a great addition and beneficial to the Lockport community to have a decent, safe and affordable unit.

I have had a great working relationship with Angelo as a Section 8 landlord and would love to continue this venture if and when the unit is approved.

We need landlords that are willing to participate in the Section 8 Program and desperately need additional units to be able to house the participants on our waiting list.

If you require any further information or assistance, please feel free to contact our office at 716-434-3627 or email me at jkisloski@lockporthousingauthority.com.

Sincerely,

Jessica Kisloski

Tenant Relations Clerk

jkisloski@lockporthousingauthority.com

Exhibit C – Housing Authority Partnership

Exhibit D- Petition of Support from Neighbors

Purpose of Petition of Support

The attached Petition of Support is submitted to provide context regarding the **absence of adverse neighborhood impact** associated with the requested variance. The petition reflects that nearby residents and neighbors are aware of the proposed action and do not believe it will negatively affect the character, safety, or livability of the surrounding area.

The petition is not submitted to substitute for the Zoning Board of Appeals' independent review or to suggest that public support alone should determine the outcome of this application. Rather, it is provided to demonstrate that the proposed interior use of existing space is consistent with the established residential character of the neighborhood and does not raise concerns related to traffic, parking, noise, or appearance.

The proposed variance involves no exterior expansion, no alteration to the building footprint, and no change to site layout or access. The petition is included solely to confirm that the requested relief is viewed by nearby residents as compatible with existing neighborhood conditions.

Exhibit D- Petition of Support from Neighbors

Petition of Support

For the Creation of an Additional Efficiency Unit at 135 Ontario Street, Lockport, NY

Purpose: We, the undersigned residents of the surrounding neighborhood, support the creation of an **additional efficiency unit** at 135 Ontario Street. We understand that:

- The unit will be properly managed and maintained.
- The unit will **not negatively impact the neighborhood.**
- The unit utilizes **currently underused space** in a safe and practical manner.

By signing below, we affirm our support for the proposed use variance and the creation of the efficiency unit.

Signatures:

Name	Address	Signature	Date
John Shaw	116 Ontario St	[Signature]	1/5/26
Luke Miller	120 Ontario St	[Signature]	1/5/26
Anne Rotella	142 Ontario St	[Signature]	1/6/26
Jim Rotella	142 Ontario St	[Signature]	1/6/26

Exhibit D- Petition of Support from Neighbors

Petition of Support

For the Creation of an Additional Efficiency Unit at 135 Ontario Street, Lockport, NY

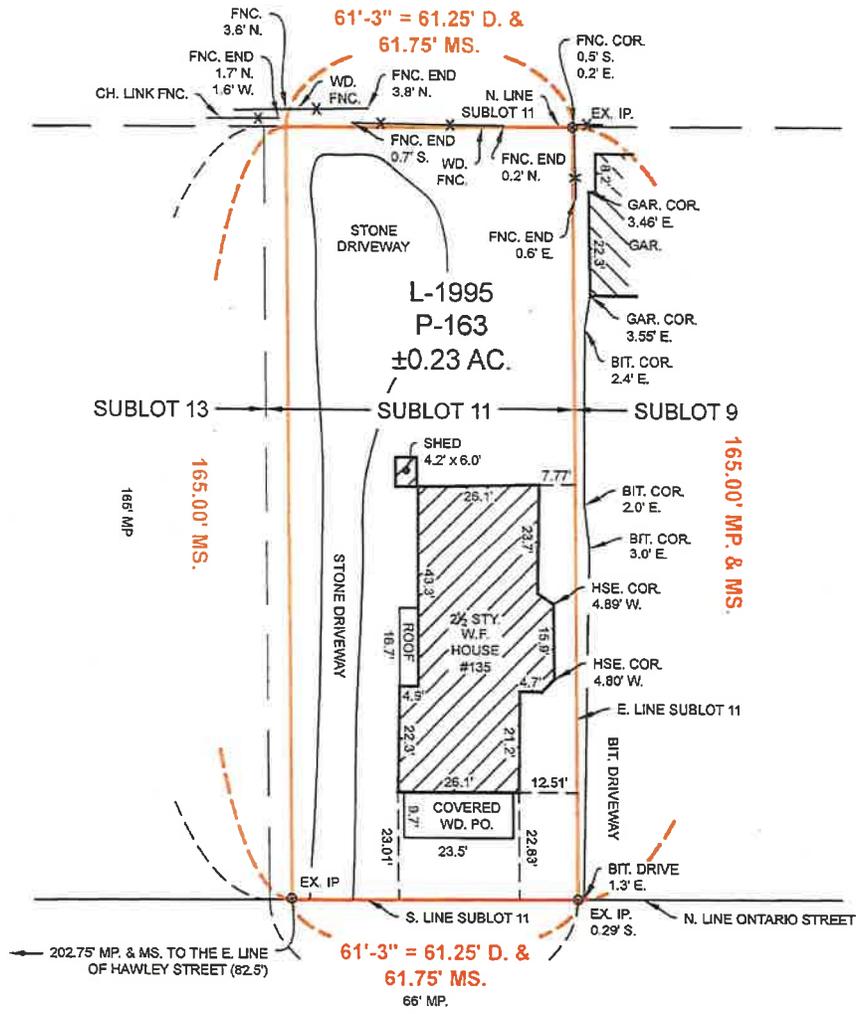
Purpose: We, the undersigned residents of the surrounding neighborhood, support the creation of an additional efficiency unit at 135 Ontario Street. We understand that:

- The unit will be properly managed and maintained.
- The unit will not negatively impact the neighborhood.
- The unit utilizes currently underused space in a safe and practical manner.

By signing below, we affirm our support for the proposed use variance and the creation of the efficiency unit.

Signatures:

Name	Address	Signature	Date
Richard Lemieux	149 Ontario St LK of N.Y. 14094	<i>Richard Lemieux</i>	1-5-26
Sarah Starkweather	88 Ontario St Lockport, NY 14094	<i>Sarah Starkweather</i>	1-5-26
Larry Simons	149 Ontario St Lockport	<i>Larry Simons</i>	1-6-2026



ONTARIO STREET (99.0')

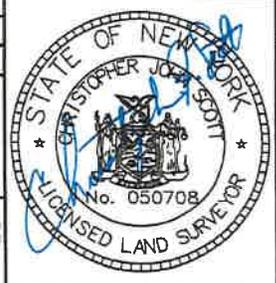
BEING PART OF SUBLOT 11

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

PART OF LOT	59	SEC.	-	TWP.	14	RNG.	7
OF THE HOLLAND LAND COMPANY'S SURVEY							
CITY	LOCKPORT			COUNTY	NIAGARA, NY		
TAX IDENTIFICATION No.	109.13-1-25		PROJ. NO.	24-566		SCALE	1"=30'
CREW	PTH	DWN.	PTH	CHK.	CJS		DATE 11/21/2024

MAP REFERENCE:
BOOK 25 OF MICROFILM
MAPS AT PAGES 2433-2439

LEGEND:	D. = DEED DIA. = DIAMETER DIST. = DISTANCE E. = EAST ENC. = ENCROACHMENT EX. = EXISTING FNC. = FENCE GAR. = GARAGE HSE. = HOUSE	IP = IRON PIPE JB = JUNCTION BOX L = LIBER MH = MANHOLE MP = MASP MS. = MEASURED N. = NORTH OH = OVERHEAD O/L = ON LINE PD. = PORCH	PP = POWER POLE P = PAGE S. = SOUTH STY. = STORY TYP. = TYPICAL W. = WEST WD. = WOOD W.F. = WOODFRAME
----------------	---	--	--



BOUNDARY | TOPOGRAPHIC
360⁰
LAND SURVEY
3-D MODELING | CONSTRUCTION

PO Box 207
Sanborn, New York 14132
PHONE: (716) 587-8380
FAX: 716.587.8379
WEBSITE: www.360landsurvey.com

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



“Detailed Site Plan – Existing Conditions (No Changes Proposed)”

Property Address:

135 Ontario Street, Lockport, NY

Zoning:

R3

SBL:

109.13-1-25

Existing Use:

Multi-family residential

Proposed Use:

Interior use of existing space only (no exterior changes)

Site Conditions Narrative:

The subject property is improved with an existing multi-unit residential structure. The proposed variance involves the interior use of existing space only. No exterior alterations, additions, or changes to the building footprint, height, or appearance are proposed.

There are no proposed changes to site layout, parking configuration, access, landscaping, utilities, drainage, lighting, or impervious surface coverage. All existing site conditions will remain unchanged.