



Building Inspection Department

Jason Dool
Chief Building Inspector

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

February 10, 2026

Megan Brewer

AGENDA

Please be advised that there are four (4) items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, February 24, 2026. The Zoning Board of Appeals will convene at 4:30 P.M. for agenda discussion and a public hearing will be held at 5:00 P.M.

1. Colton Baker-Durst. 59 Nicholls Street. Request to utilize the property for agricultural operations with a retail stand situated in a Medium Density Residential Zone. (Use-agricultural operations, Use-retail, Area-farm less than 10 acres)
2. 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%)
3. Angelo Vilardo. 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)
4. Elizabeth Qasem. 120 Willow Street. Request to erect an addition on the west side of the house situated in a Medium Density Residential Zone. (Area-front yard setback less than 25')



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NOTICE OF PUBLIC HEARING

Case No. 2363

February 10, 2026

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 operations 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 Use 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, February 24, 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

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

The residence was owned prior to my purchase by Robert Bassenin 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. ~~The current zoning~~ I propose to run a small scale agriculture business / farm running the day to day production and sales for said business via my property. 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 Lockport'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 RESOND 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 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.



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.

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 Perst</i>		Telephone: XXXXXXXXXX	
Address: <i>59 nichols</i>		E-Mail: XXXXXXXXXX	
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? 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.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <i>the department of agriculture</i>		NO <input type="checkbox"/>	YES <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?		<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? 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? b. Are public transportation services available at or near the site of the proposed action? 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"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? 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? 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? 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? 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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?	NO	YES
If 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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		

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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Colton Bakerhurst</u> Date: <u>11/5/25</u> Signature: <u>Colton Bakerhurst</u> Title: <u>owner</u>		

PRINT FORM

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

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.

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

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.

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]

Community Signatures

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

Optional Statement for Petitioners

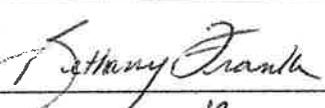
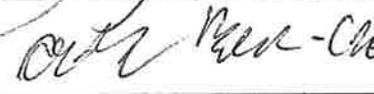
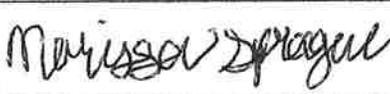
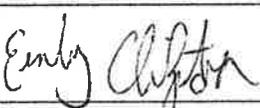
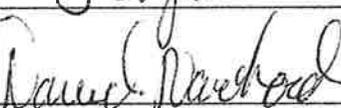
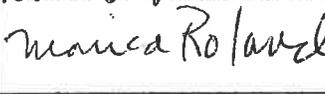
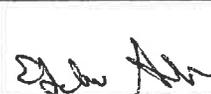
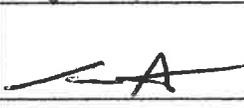
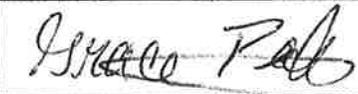
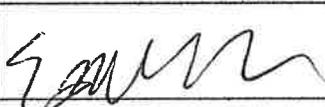
“By signing below, I affirm that I support Rolling Roots Farms continuing to operate its small farm stand and business at its current location in Lockport, NY, and request that the city approve a special use permit or other authorization to allow this.”

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	Downa Baron	Downa Baron	816 Nicholls St.	716- 471-3463
2	Andrew Vivier	AKW	165 S. Transit St	814 566-7923
3	Melanni Winter		32 Lincoln Lockport	504-879-
4	MARY Ann Pesono	Mary Ann Pesono	32 Hampton Ct Lansden	(716) 255-3656
5	Kristina Markey		315 Pine St Lockport, NY	716-504 7804
6	James Schaub		348 H.S. St Lockport	716 803-3024
7	Ahleayah Green	Ahleayah Green	(716) 712-9833	
8	Brendon Grego	B Grego	44 Hillcrest Drive Hamlet 14464 NY	585 435 2776
9	Nicole Keenan	UO	59 Wilmer Lan	712-719 1547
10	Robin Andrews	Robin Andrews	3296 Green St Lansden	855- 411-8124
11	Glenn Esten	Esten		
12	Richard Scindria	Richard Scindria	5774 Buchilla	716 439 4187
13	Amber Salada	Amber Salada	149 73rd St NE	716 475 2007
14	Stephanie Schmitt	Stephanie Schmitt	228 75th St NE NE	716 260- 4696
15	Eraine Barnett	Eraine Barnett	8999 Ridgerd Lockport 14067	716-984 5475
16	Dee Tchornick	Dee Tchornick	145 Davis Ave Lockport, NY	716-448 4024
16		Margaret Darrach	3807 Stone Rd Malpt	

17	Bethany Klimak	Bethany Klimak	37 Jefferson	
18	Amber Quill	Amber Quill	1384 Saurer Rd.	585 2605929
19	Seán Hancock	Seán Hancock		
20	Bryan Mondoux	Bryan Mondoux	466 25th Street	716-496-8808
21	Kristi Winquist	Kristi Winquist		716 94631
22	Jerry Winquist	Jerry Winquist		716 870658
23	Ashley Snowazel	Ashley	2028 Fuller Road Burt	716 909 2462
24	Tyler Minetti	Tyler	2028 Fuller Burt	716 225 0484
25	Lawrence Scherer	Lawrence Scherer	383 W. Illinois 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	4748 Lincoln Dr.	478-5257
29	Drew Beck	Drew Beck	100 Massachusetts Ave	807-1481
30	Mary Scamman	Scamman	98 N Transit	716 4394
31	Alvin Theriot			
32	Robert Taylor			
33	Linda Taylor			

34	Bethany Franke		discerning design@gmail.com	716-913-2953
35	Alyssa Beauman-Crafts		alyssa.beauman05 @gmail.com	716-302-4871
36	Marissa Sprague		marissasprague22 @gmail.com	716-243-0145
37	Emily Clifton		Emc19c@gmail	716-727-1524
38	Bonnie Bergeron		PHU 174KPF @gmail	716-514-3497
39	Monica Roland		City Lockport, NY	
40	Liz Allore		elizabeth.allor @yahoo.com	716-477-3982
41	Kenny Allore		ALLORE, KENNETH E @Aho.com	716-946-3699
42	Steven Intihar		sintihar78@ gmail.com	716-207-6140
43	TEVJE MASLOWSKI		TEVJE MASLOWSKI @GMAIL.COM	716-392-6147
44	Erica Maslowski		elittle9514@ gmail.com	716-799-3897
45	Timmi DeBoe		timmi.deboe@ yahoo	716-440-09
46	Cathy DeBoe		Timmi Deboe @yahoo	↓
47	Mania Pizybyl		MANIA PIZYBYL @gmail.com	(716) 91
38	Erin Tien			219-765-35
49	Grace Bates		gracebates@ yahoo.com	
50	Emily DeWick			716-986-1

51	Jessica Mrouka	Jessica Mrouka	Lower Mt. Lockport	714 314 4427
52	Ellie Azih	Ellie Azih	Green St, Lockport	470-698-4606
53	Chiemeka Azih	Chiemeka Azih	Green St Lockport	678-717-9225
54	Kevin Hedges	Kevin Hedges	Locust St Lockport	716-416-1985
55	Catherine Roberts	Catherine 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	Fulton 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	716-201-2410
62				
63	Sandy Hedges	Sandy Hedges	Lockport NY	
64	Carol Renna	Carol Renna	Norman Ave Lockport	
65	Morgan Proventano	Morgan Proventano	Lockport	716 381-0593
66	Ken Wain	Ken Wain	Lockport	
67	Kristin Ferreri	Kristin Ferreri	2058 Hess Appleton	716 638 4065

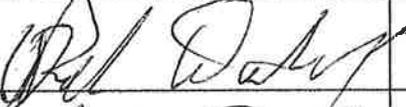
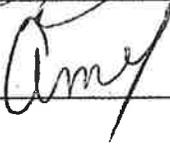
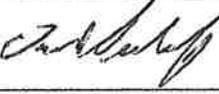
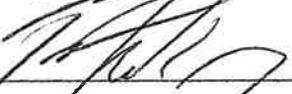
85	Delaney Edmister	<i>Delaney Edmister</i>	Lockport NY	
86	Parker Allard	<i>Parker Allard</i>	LOCKPORT NY	
87	Mike Gill	<i>Mike Gill</i>	Lockport NY	
88	Josh Randall	<i>Josh Randall</i>	Buffalo, NY	317 446 0379
89	Amber Barrett	<i>Amber Barrett</i>	6017 Tonawanda Green Rd LKPT NY 14094	716-801-19
90	Vicky Wolfe	<i>Vicky Wolfe</i>	55 Nichols St Lockport	716-945-11
91	JASON WOLFE	<i>Jason Wolfe</i>	55 Nichols Lockport	716-478-9
92	Paul Krieger	<i>Paul Krieger</i>	51 Nichols	716 439 5959
93	ESTHER CAMPBELL	<i>Esther Campbell</i>	32 Nichols LK/LKPT	716-998-10018
94	Vincent Eldridge Sr.	<i>Vincent Eldridge Sr.</i>	92 Nichols St Lockport NY 14094	716-438-8211
95	Travis Farnsworth	<i>Travis Farnsworth</i>	38 Nichols St Lockport NY 14094	595-870-1553
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	716 433-8649
98	FRANK BENNETT	<i>Frank Bennett</i>	209 S. Transit Lockport, NY	716 288-0093
99	Darlene Dawd	<i>Darlene Dawd</i>	34 Nicholls 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

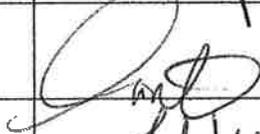
102	Michael Lehrey	Michael Lehrey	Lockport	716 940-7018
103	Robert Bil	Robert Bil	Lockport	716 550-7165
104	Adam Tolson	Adam Tolson	Lockport	716 689-2972
105	Jessica Roach	Jessica Roach	Lockport	716 990 1703
106	Marsha Roach	Marsha Roach	Newfane	201- 7854
107	Marley Davis	Marley Davis	Lockport	716 231-2692
108	Donna Santariero	Donna Santariero	Lockport	716 870-5403
109	Joe Santariero	Joe Santariero	Lockport	716 870-5403
110	Josko Barrett	Josko Barrett	Lockport	716-418- 9779
111	Arac LeBar			
112	SHARON YOUNG	Sharon Young	Lockport	720459 1832
113	Andreonna Mindoro	am	Lkpt	7169409307
114	Jonah Connolly	Jonah Connolly	Lkpt.	(206)538-582
115	H. Davidawicz	H. Davidawicz	Ransomville	716-215-093
116	Kevin Withowski	KFW		
117	Patricia Gula	Patricia Gula	Lockport	

#	Name (Printed)	Signature	Adress	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 64000641
121	Wendy M. Clark	Wendy M. Clark	22 Walnut st Upper Lockport	716-391-2289
122	Rachel Sosebee	Rachel Sosebee	74 Akum St Lockport, NY	614-595-1139
123	Vicky Winter	Vicky Winter	7767 Ridge Rd Gorham NY	7168678582
124	Joel Winters	Joel Winters	7767 Ridge Rd Gorham NY	716 53-0678
125	Jacqueline Stewart	Jacqueline Stewart	4968 Northview Lockport, NY	716 557-579
126	Peggy Stewart	Peggy Stewart	4968 Northview Dr Lockport	716-434-7887
127	Matt Devine	M. Devine	154 Corinthia Lockport	716-622-773
128	Katie Ruess	Katie Ruess	6548 Pleasant Del.	716-414-1925
129	Tamara Luport	Tamara Luport	427 Prospect St.	540-331-8392
130	Stephane Doep	Stephane Doep	45 SCOVILL ST	716 201 7062
131	Ben Weber	Ben Weber	3308 Hawthorn Lk.	716 545 2290
132	SHELLY AKRESS	Shelly Akress	6763 MINNICK RD LKPT	716 266 9190
133	ANDREW Seagrave	Andrew L Seagrave	97 SPALDING Lockport	716-433 0472

Forming
for all !!!

134	<i>Patricia Gonzalez</i>	Patricia Gonzalez		
135	<i>Christine Duernberger</i>	Christine Duernberger		
136	<i>Teresa DiPaolo</i>	Teresa DiPaolo		
137	<i>Teresa Fortuna</i>	Teresa Fortuna		
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 McLernan</i>	Megan McLernan		
143	<i>Patricia DeSesmas</i>	Patricia DeSesmas		
144	<i>Franklin Ruzick</i>			
145	<i>Jennifer M. Schumacher</i>	Jennifer M. Schumacher		
146	<i>Donna Slepster</i>	Donna Slepster		
147	<i>Kathy Reid</i>	Kathy Reid		
148	<i>Glen E. Estey</i>	Glen E. Estey		
149	<i>Blake Lerner</i>	Blake Lerner		
150	<i>Kelly Kurk</i>	Kelly Kurk		

160		Christa M Zimmerman		
161		Ronald Zimmerman		
162	Susan Monroe	SUSAN MONROE		
163		Kim Phelan		
164	Rich Darling			
165	Tamir Burke			
166	Amy			
167	James			
168				
169		Jennifer Campbell		
170	Kristin Tuttle	Kristin Tuttle		
171	Marcy Hoss	Marcy Hoss		
172		Janet Koch		
473		Patrick Koch		
174		Travis Lundberg		
175				
176				

68	Tiffany Perez	Tiffany Perez	Lockport NY	
69	Gay Lumie			
70	Brenda Knight		NH	
71	Steve Vermorel		Lockport NY	
72	Tiffany Houn		Lockport NY	
73	JOSH ARNOLD		BSF EAST AMHERST	
74	Jeff Arnold		E Amherst	
75	Luisa Smith	Luisa Smith	Lockport	
76	Joseph Kobrowski		Lockport	
77	SUSAN M. K. Pope	S.M.K. Pope	Lockport	
78	Tim Faus		Lockport	
79	Jennifer Hill		892 WILLAOST Lockport	
80	Juwanne Condren	J.C. Condren	Newfane	
81	D. Lute	D. LUTE	Lockport	
82		Alan Davis	Porter	
83	Jane Stevens	Jane Stevens	getville NY	(716) 243 0543
84	Ellie benedict	Elina Benedict	lockport	

356	Olivia Roath	Olivia Roath	Lockport	716-609 5197
357	Charles Horton-Fisher	Charles Horton-Fisher	Lockport	716-747 9187
358	Trisha Horton-Fisher	Trisha Horton-Fisher	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				
367				
367				
367				
368				
369				

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

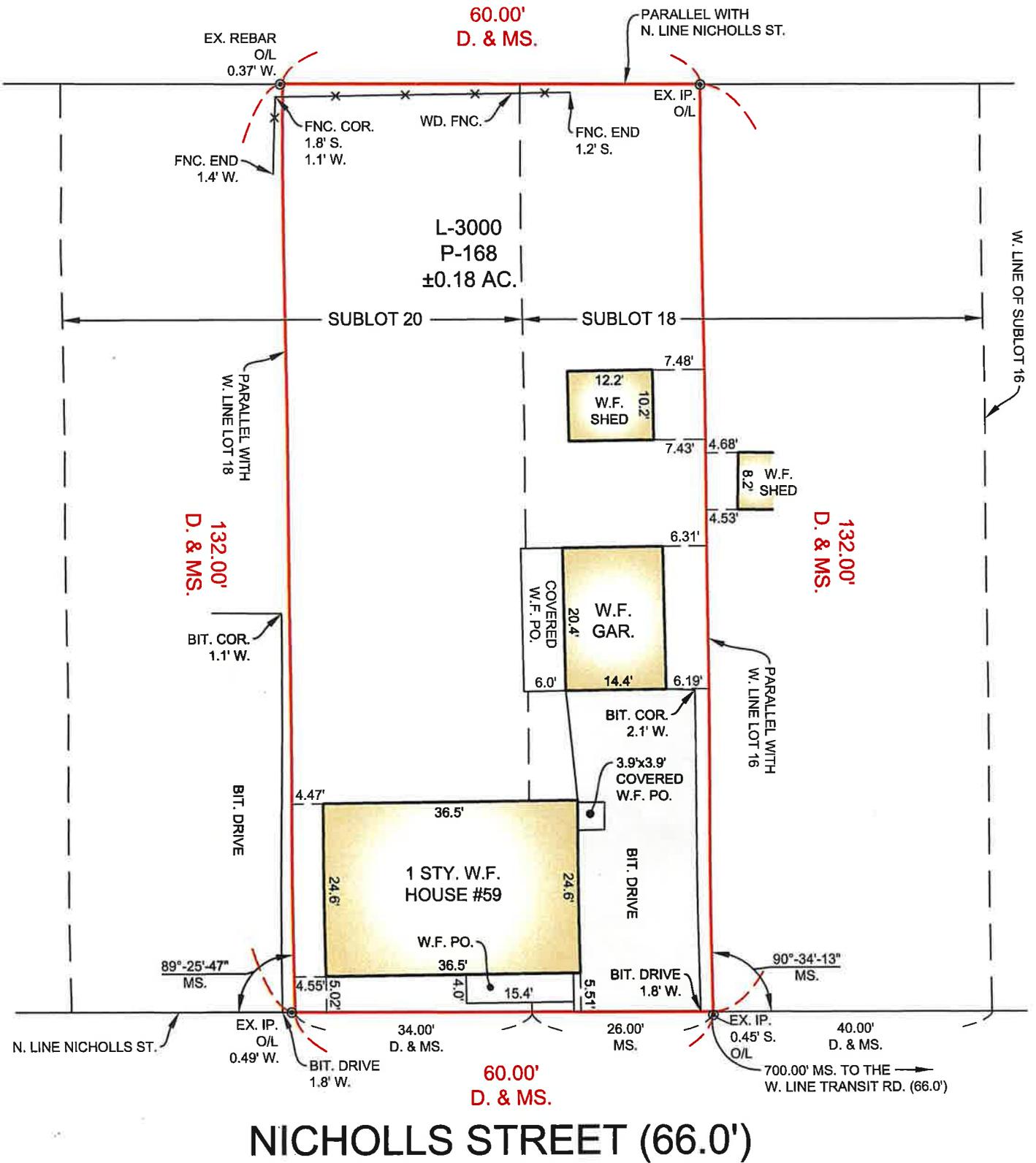
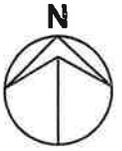
D = DEED
DIA. = DIAMETER
DIST. = DISTANCE
E = EAST
EJB = ELECTRICAL JUNCTION BOX
ENC. = ENCROACHMENT

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
WD. = WITH
WF. = 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. A. Kurt



Centerpointe Corporate Park * 375 Essjay Road, Suite 200
Williamsville, New York 14221

PHONE: 716.688.0766 FAX: 716.625.6825

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

NOTICE OF PUBLIC HEARING

Case No. 2364

February 10, 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, February 24, 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

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 benefit 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 attached

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

APPLICATION ATTACHMENTS

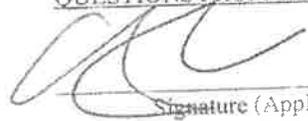
To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

- ___ \$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.



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

February 10, 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 Vilaro.

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, February 24, 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

2364

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: [REDACTED]
PHONE: [REDACTED] 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: _____

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

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

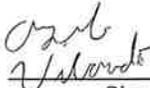
To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

- 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 RESPOND 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.

RESIDENTIAL

Exhibit A2.

APPRAISAL REPORT - CITY OF LOCKPORT

Fulcher, John H. & Stella M.

35 ONTARIO ST

TYPE OF BLDG: Cottage - Bungalow - 2-story Dwg. - Duplex Dwg. Apartments - Store & Apts. Property Classification R5 Bldg. Class C Orig or Repl + or - Base Unit Cond of Item

FOUNDATION MATERIAL: Concrete - Co. Indicate 5 Apartments - Piers

WALLS: Type - Wood Frame - Masonry - Solid - Veneer Face Material: Siding Shingles Stucco Brick, face, common - Conc. Block - Stone - Insulation

PORCHES: Open Enclosed

WINDOW SASH: Wood - Metal - Plain - Casement DH - SH Glass: Plain - Plate

ROOF TYPE: Flat - Gable - Hip - Gambrel - Monitor Material-Shingles: Wood - Composition - Gypsum - Slate - Tile Asbestos - Copper - Tin - Built-up - Rolled - Insulation Dorners Attic: None - unfinished - finished rooms

BASEMENT: Finish: Open - Plastered Wall - Ceiling - No. Finished Rooms Floors: Wood - Cement - Earth Built-in Garage, No. of Cars Area: Full - Part % Sub-cellar

FLOOR SYSTEM: Type: Wood - Steel Joisted cc, Reinf. Concrete - Steel &

HEATING SYSTEM: Steam - Hot Water - Vapor - Hot Air - Stoves - Conc. Radiation PLANT: Stoker - Gas - Oil Burner - Hand Fired - Forced - Air Cond'g FIREPLACES: No. Colonial - Stone - Brick - Ash Pit - False

ELECTRIC SYSTEM-TYPE: Conduit - BX - K&T - Romex-Teleph-TV-Radio Outlets. FIXTURES: Modern - Old - Suitable - Conv. Outlets: Few - Adequate

PLUMBING: Baths Showers Toilets Lavatories Laundry Trays Sinks Slop Sinks Gas - Water Supply: Public - Priv. Sewage Disp: Public - Private

SUMMARY: Height: Stories Rooms Apts Stores

Table with columns: ROOMS, B, 1, 2, Floors, Trim, Walls, Cabinets, FL, Tr, Wl, Cb.

Table with columns: EXTERIOR CONDITION, INTERIOR CONDITION, REMARKS, Year Built, Age, Effective Age, Cond. Table, Average Sound Condition, Observed Condition, Net Adjustment for Observed Condition, Net Sound Condition.



Table with columns: Item, Size, Sty, Grd. Area, Peri, Manual Page, Base Rate Per S. F.

Table titled BUILDING RATE COMPUTATION with columns: Item, Base Rate, + or -, Final Base Per S. F.

Table titled BUILDING REPLACEMENT COST COMPUTATION with columns: Item, S. F. Ground Area @ Final Base =

Table titled FLAT CHARGES + OR - with columns: Estimated Replacement Cost @ Index 100, Locality Multiplier, Estimated Replacement Cost at Site, NET SOUND CONDITION, Estimated Replacement Cost, Less Deprec.

Exhibit A2

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	✓	✓	✓	✓	✓	✓	✓	✓	20x24	13	460	1.95	858	15	129	1.08	140

GENERAL PROPERTY CONDITIONS				LAND VALUATION						
SERVICE	CONVENIENCE	CONDITIONS	LAND	Size of Lot	Rule	Depth Table	or Corner Factor	Unit Value	Adj Unit Value	Value
Street Paving	✓	Zoning	Depth	61.25x165'	1	1-2	11764	25 ⁰⁰	29.41	1800
Side Walks	✓	% Developed	Width							
Street Lights	✓	Exposures	Shape							
Telephone	✓	Suitability to Site	Topography							
Sewer-Water	✓		Street Width							
Gas-Electric	✓		Alley							
Transportation	✓		Corner Lot							
Fire Protection	✓		Filled Ground							

RENTAL INFORMATION CONCERNING THIS PROPERTY							
Date	No. of Units	Size of Units	Use	Floor	Monthly Rate	Monthly Total	Service Included or Remarks
4/19	4		Apartments		55	220	Utilities

Additions or Deductions for..... \$

Total Land Valuation \$ 1800

CAPITALIZATION: **Indicate 5 Apartments**

DESCRIPTIVE REMARKS OR COMMENTS:

SALES OF THIS PROPERTY OR COMPARABLE PROPERTIES						
Location	Date	Ind. Price	Bk & Pg	Remarks		
This Prop. Located to Fulcher	1/7/6	Family	8347			

SUMMARY OF APPRAISAL	
Principal building (Est. replacement cost less deprec.)	\$ 13600
Other buildings - total	140
Total building value	13740
Land Value	1800
Total Value	15540

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

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

TOTAL APPRAISED VALUE \$ 15540

APPRAISED BY: DATE: 1-6-59

ASSESSMENT RECORD					
Year	Land	Total	Year	Land	Total
1958	1210	7300			

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 SECTION 8 VOUCHERS
Tel (716) 434-0001 · Tel (716) 434-3627
Fax (716) 434-6303 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

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.

[Signature] Building Inspector

EXHIBIT A3

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

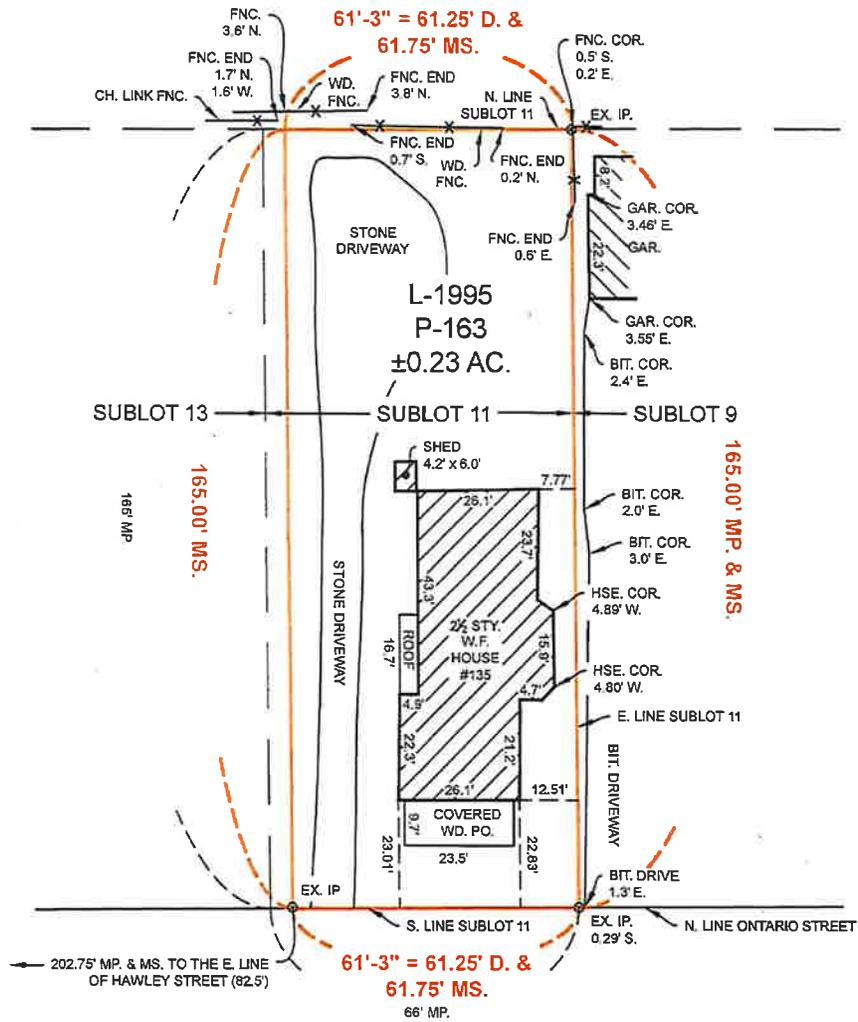
Purpose: We, the undersigned residents of the surrounding neighborhood, support the creation of an additional efficiency unit at 135 Ontario Street. We understand that:

- 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 Lockport N.Y. 14094	<i>[Handwritten Signature]</i>	1-5-26
Sarah Starkweather	88 Ontario St Lockport, NY 14094	<i>[Handwritten Signature]</i>	1-6-26
Larry Simons	149 Ontario St Lockport	<i>[Handwritten Signature]</i>	1-6-2026



ONTARIO STREET (99.0')

BEING PART OF SUBLLOT 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
LEGEND: AC. = ACRES APPROX. = APPROXIMATE BIT. = BITUMINOUS CB = CATCH BASIN CH. = CHAIN CONC. = CONCRETE COR. = CORNER C = CENTERLINE 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. = MAP MS. = MEASURED N. = NORTH OH = OVERHEAD OL = ON LINE PO. = PORCH PP = POWER POLE P. = PAGE S. = SOUTH STY. = STORY TYP. = TYPICAL W. = WEST W. = WITH WD. = WOOD WF. = WOODFRAME							
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.			

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

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



“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.

617.20
Appendix B
Short Environmental Assessment Form

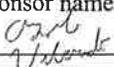
Instructions for Completing

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		
135 Ontario St, Lockport		
Name of Action or Project: Interior Use of Existing Space – 135 Ontario Street		
Project Location (describe, and attach a location map): 135 Ontario St, Lockport / SBL: 109.13-1-25		
Brief Description of Proposed Action: 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. The project involves interior reactivation of existing space only. No exterior changes, site disturbance, expansion, or changes to building footprint are proposed.		
Name of Applicant or Sponsor: Angelo Vilaro	Telephone: [REDACTED]	
	E-Mail: [REDACTED]	
Address: [REDACTED]		
City/PO: Buffalo	State: NY	Zip Code: 14226
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u> 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.	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other governmental Agency?</u> If Yes, list agency(s) name and permit or approval: City of Lockport Zoning Board of Appeals – Use Variance	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. <u>Total acreage of the site of the proposed action?</u>	0.23	acres
b. <u>Total acreage to be physically disturbed?</u>	0	acres
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>	0	acres
4. <u>Check all land uses that occur on, adjoining and near the proposed action</u>		
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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		

5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) 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 site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. <u>Does the site contain a structure that is listed on either the State or National Register of Historic Places?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>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?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> 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. <u>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?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. <u>Is the project site located in the 100 year flood plain?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<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"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain purpose and size: _____	<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?	NO	YES
If Yes, describe: _____	<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?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Angelo Vilardo	Date: 1-12-2026	
Signature: 		

Part 2 - Impact Assessment The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

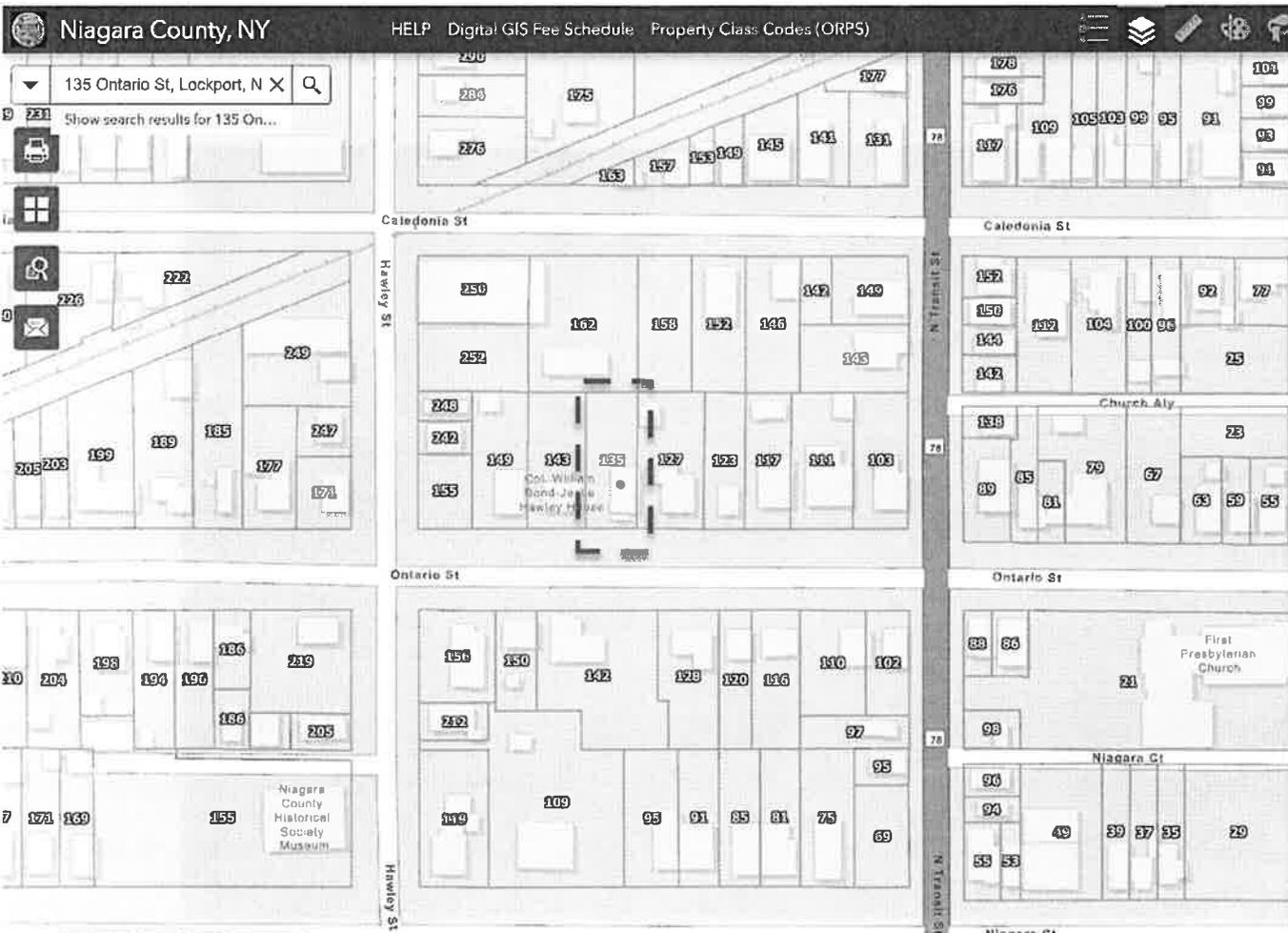
	No, or small impact may occur	Moderate to large impact may occur
10. <u>Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</u>	<input type="checkbox"/>	<input type="checkbox"/>
11. <u>Will the proposed action create a hazard to environmental resources or human health?</u>	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT







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. 2367

February 10, 2026

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 120 Willow Street, New York, had been filed by Elizabeth Qasem.

The request is for a variance to erect an addition on the west side of the house situated in a Medium Density Residential Zone.

Approval of the permit application was denied or withheld because the addition will be located 15' from the west property line.

The City of Lockport Zoning Ordinance requires a minimum 25' front yard setback in a Medium Density Residential Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, February 24, 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

**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: 120 willow St Lockport 14094

APPLICANT INFORMATION

NAME: _____ ADDRESS: _____

PHONE: _____

CITY STATE ZIP

FAX: _____ E-MAIL: _____

OWNER INFORMATION

NAME: Qasem ADDRESS: [REDACTED]

PHONE: [REDACTED]

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: _____

1870

1870

1870

1870

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

The subject property was built in 1964 and has been continuously used as a single-family residential dwelling. The deed was most recently registered on October 26, 2023. The property is identified as SBL #124.05-2-14 and includes an existing single-family home with an attached garage. There have been no commercial or non-residential uses associated with the property. The current owners intend to continue using the property as their primary residence.

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

The applicant is proposing a residential addition (extension) to the existing single-family home. The purpose of the addition is to provide additional living space for an expanding family. No change in use is proposed. The property will remain a single-family residence, with no employees, no business activity, and no change to traffic patterns or hours of operation. The proposed addition will be designed to match the existing structure and comply with residential character standards.

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 property is located on a corner lot with frontage on Willow Street (66 feet wide) and a side boundary on unimproved Fairfax Street (44 feet wide). Due to the lot configuration, corner location, and applicable setback requirements, the buildable area of the property is significantly constrained. The existing house contains approximately 1,007 square feet of living space with an additional 500 square foot garage, which is no longer sufficient to reasonably accommodate the current and future needs of the family. The hardship is not self-created but arises from the physical characteristics and layout of the lot, combined with the reasonable need to expand living space for a growing household.

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

The proposed addition will not alter the character of the surrounding neighborhood. The property will remain residential in nature and consistent with nearby homes. The design, scale, and placement of the addition will be compatible with existing structures, and no adverse impacts to neighboring properties are anticipated. There will be no increase in noise, traffic, or commercial activity, and the improvement will enhance the overall usability and value of the property.

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)

Jan. 25. 2026
Date

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

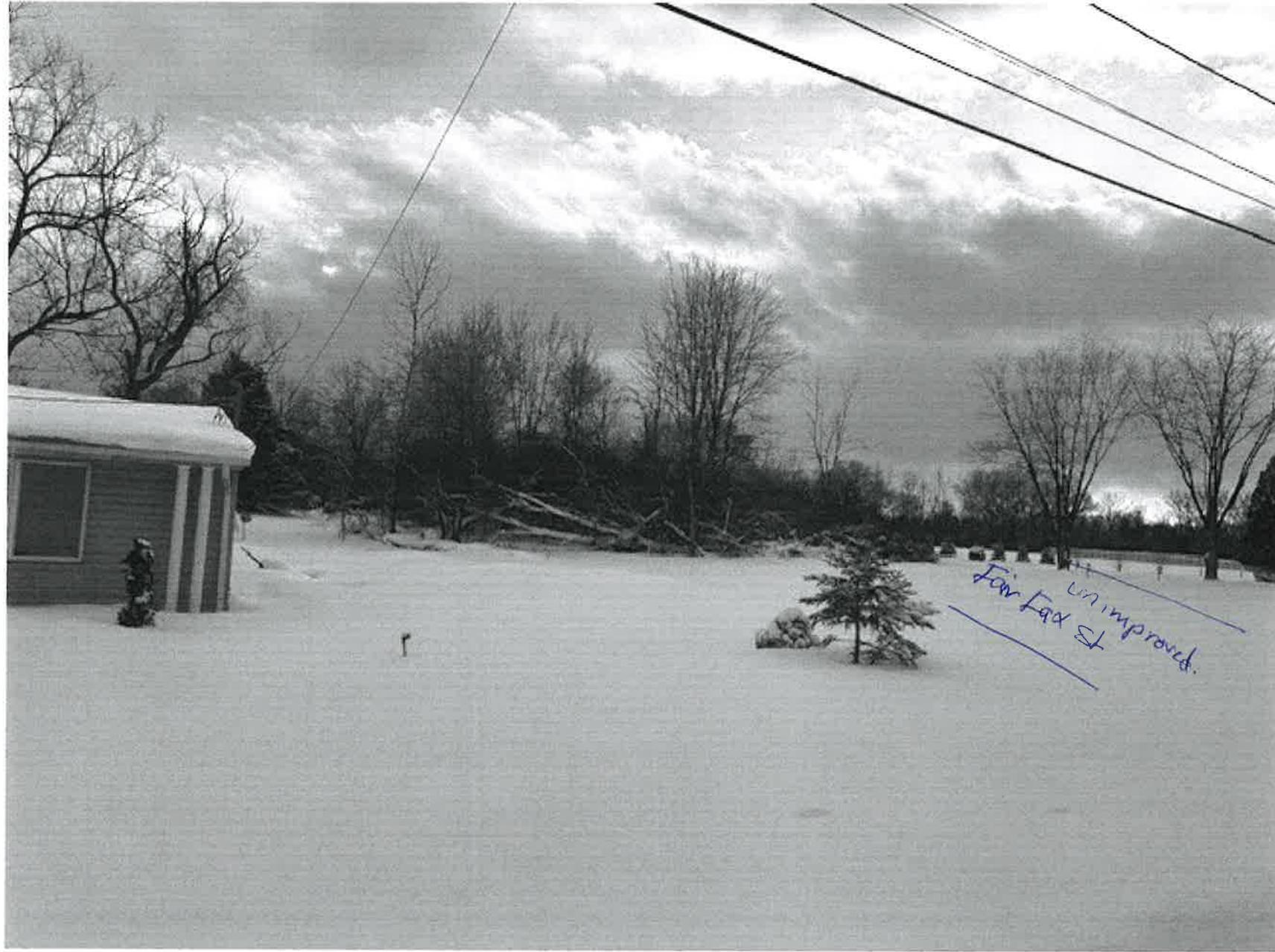
I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.

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.





Unimproved
Fairfax St 46'

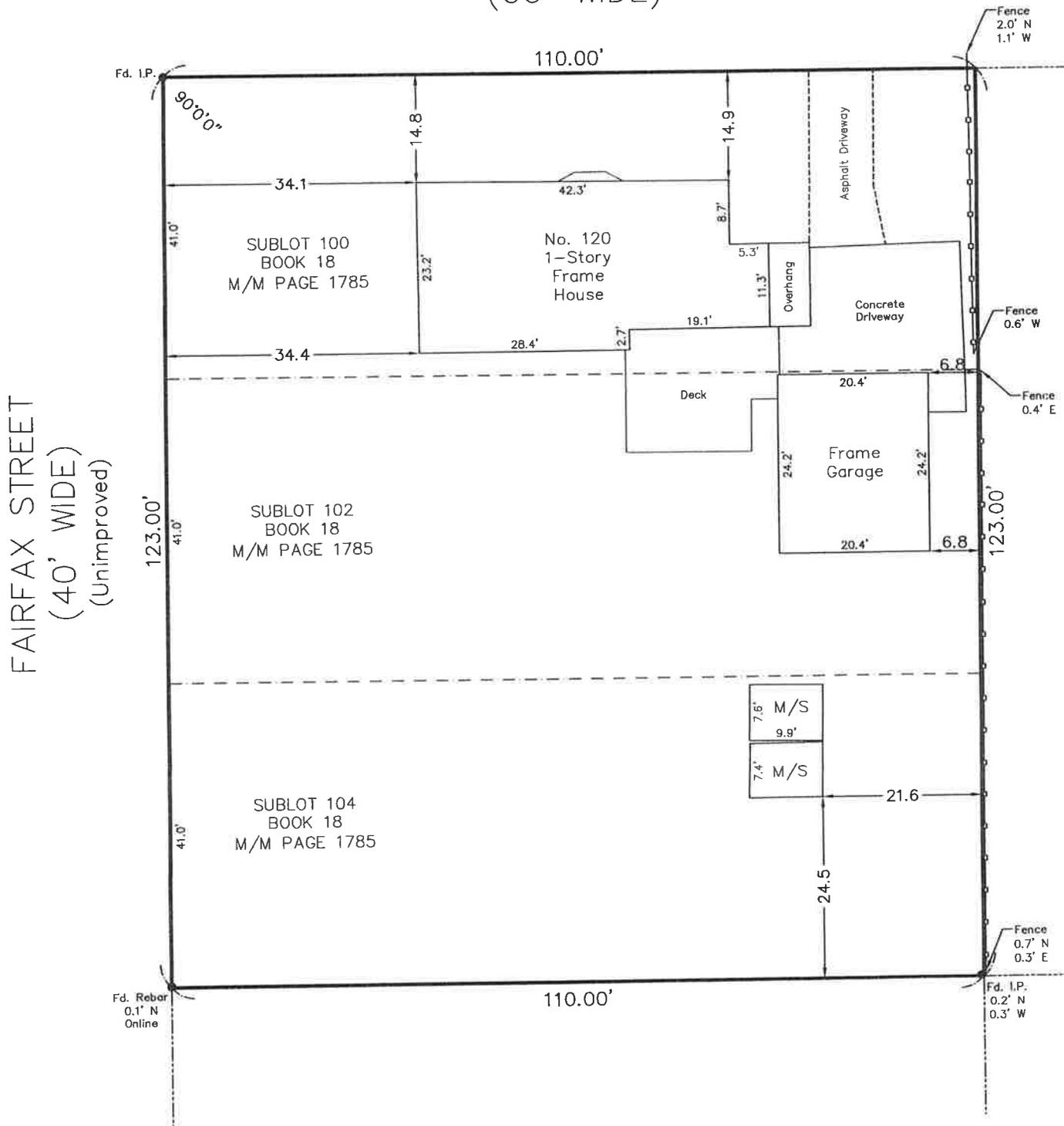




SURVEY

120 WILLOW STREET
LOCKPORT, NEW YORK

WILLOW STREET
(66' WIDE)



1" = 20'

ADDRESS: 120 WILLOW STREET, LOCKPORT NEW YORK
DATE OF SURVEY: 09/25/23 DATE OF MAP: 09/27/23
SURVEY REFERENCE: BOOK18 OF MICROFILM MAPS AT PAGE 1785

LEGAL: PART OF LOT-58, T-14, R-7 OF THE HOLLAND LAND COMPANY'S SURVEY DISTINGUISHED AS SUBLOTS 100, 102 & 104, BOOK 18 OF MICROFILM MAPS AT PAGE 1785, CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK STATE.
NO PROPERTY CORNERS WERE SET AS PART OF THIS SURVEY

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

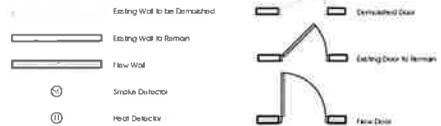
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW

Jeff A. Genzel

GENZEL LAND SURVEYING, P.C. © 2023
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM
JOB NO. 9581 DATE: 09/27/23 DWN. BY: DJK

THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL NO 050503

FLOOR PLAN LEGEND



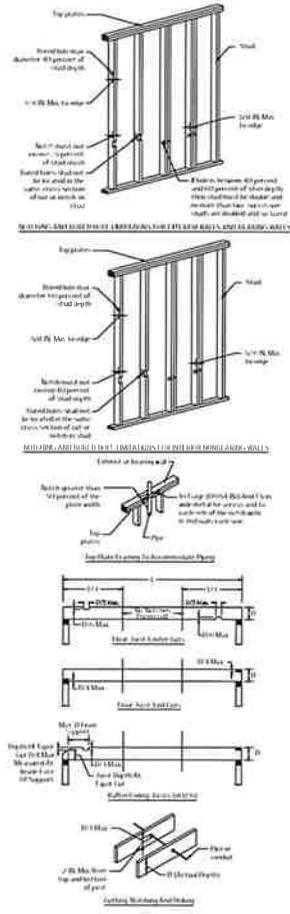
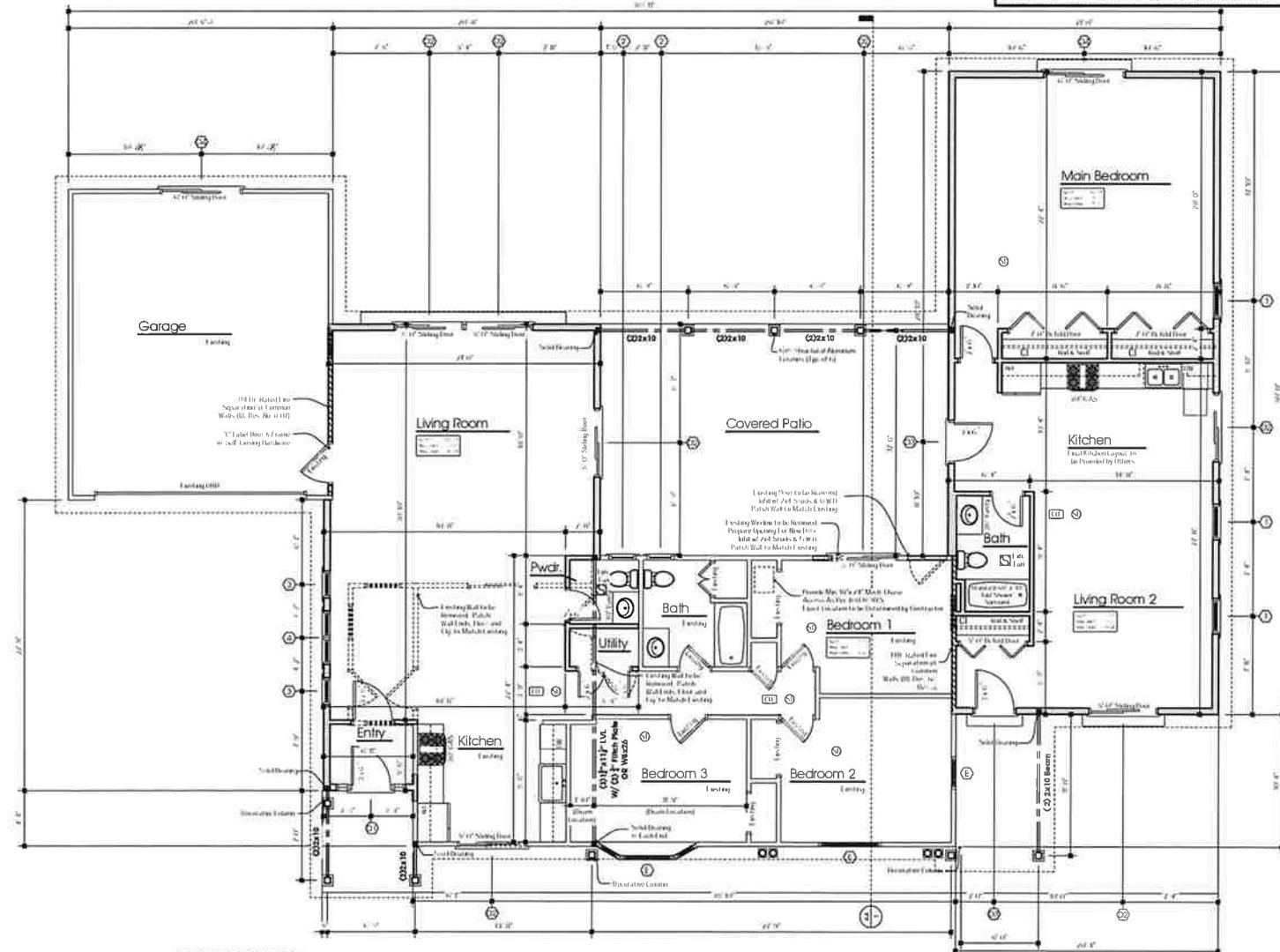
NOTE:
Adjust Top Of Wall Elevation To Align New Finish Floor With Existing Elevation

NOTE:
Additional Hardwired Smoke Detectors and Carbon Monoxide Detectors Shall be Installed in Existing Dwelling As Required by Section 10.14.01 of The 2021 NYS Residential Building Code. All Detectors Must be On Each Floor Including The Basement and Shall be Interconnected.

NOTE:
Contractor Shall Confirm Location Of Any Bearing Walls Prior To Demolition & Notify Architect Of Any Bearing Walls Identified On The Demolition Plans. All Bearing Locations Shall be Temporarily Supported During Demolition & Construction Until Permanent Structure is In Place.

Window Schedule									
Mark	Quantity	Unit Description	Height/Opening	W.C.	S.C.	Location	Finish	Remarks	Notes
1	1	6'0" x 6'0" Window	6'0" x 6'0"	0'0"	0'0"	Living Room	Wood		
2	2	6'0" x 6'0" Window	6'0" x 6'0"	0'0"	0'0"	Living Room	Wood		
3	2	6'0" x 6'0" Window	6'0" x 6'0"	0'0"	0'0"	Living Room	Wood		
4	2	6'0" x 6'0" Window	6'0" x 6'0"	0'0"	0'0"	Living Room	Wood		

Door Schedule									
Mark	Quantity	Unit Description	Height/Opening	W.C.	S.C.	Location	Finish	Remarks	Notes
1	1	6'0" x 6'0" Door	6'0" x 6'0"	0'0"	0'0"	Living Room	Wood		
2	1	6'0" x 6'0" Door	6'0" x 6'0"	0'0"	0'0"	Living Room	Wood		
3	1	6'0" x 6'0" Door	6'0" x 6'0"	0'0"	0'0"	Living Room	Wood		
4	1	6'0" x 6'0" Door	6'0" x 6'0"	0'0"	0'0"	Living Room	Wood		



1 FLOOR PLAN

2 TYP NOTCHING DETAILS



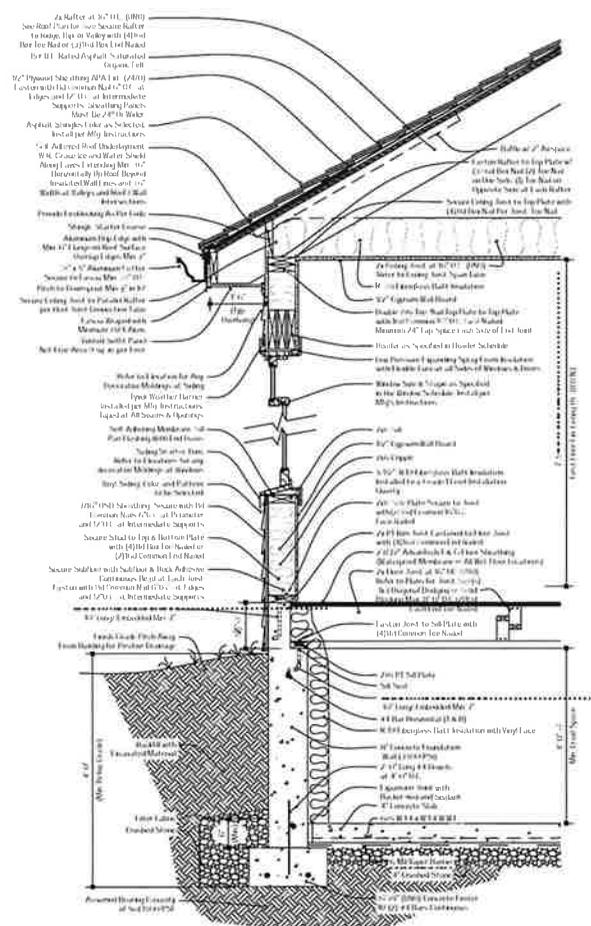
8883 MAIN STREET
CLARENCE, NEW YORK 14221
PHONE: (716) 651-0381
FAX: (716) 651-0382

25-310

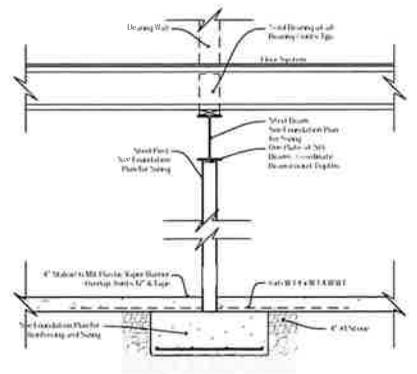
Project For:
Caesem Residence
120 Willow St.
Lockport, NY, 14094

No.	Description	Date	By

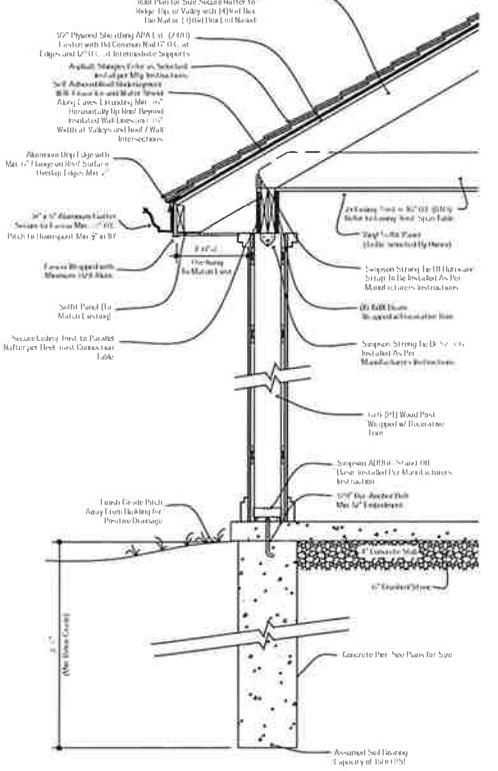
DATE: 12-10-2025
DRAWN BY: G. Latchford
CHECKED BY: M. Dean
SCALE: As Noted



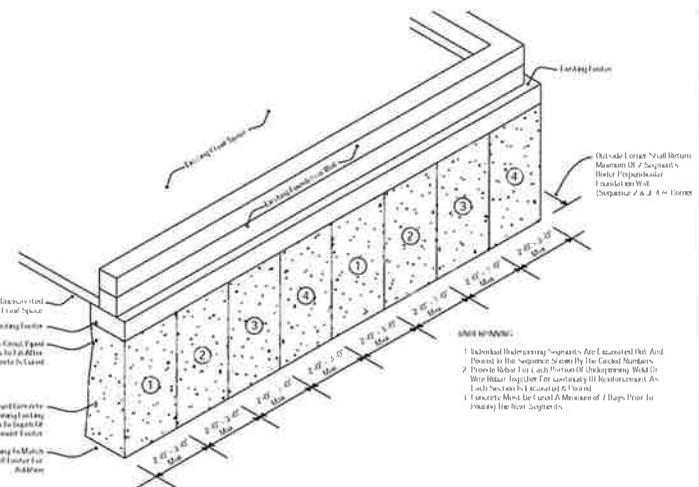
1 TYP. WALL SECTION
1/8" = 1'-0"



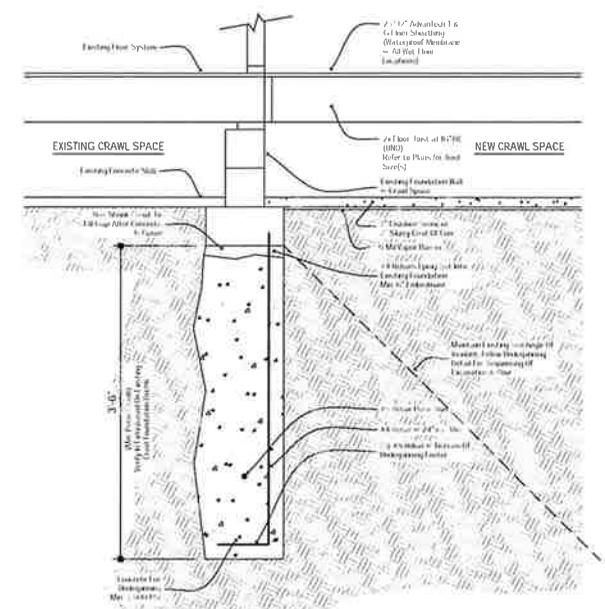
2 STEEL COLUMN & BEAM DETAIL
1/8" = 1'-0"



3 SECTION @ COVERED PATIO
1/8" = 1'-0"



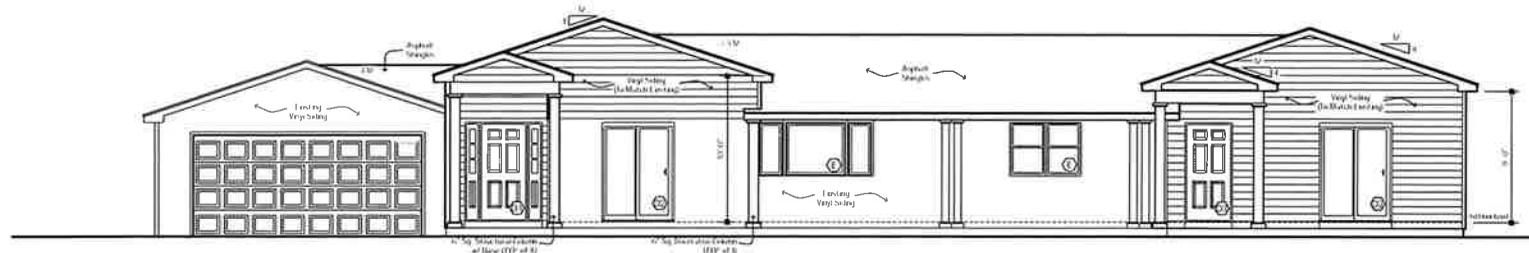
4 UNDERPINNING DETAIL
1/8" = 1'-0"



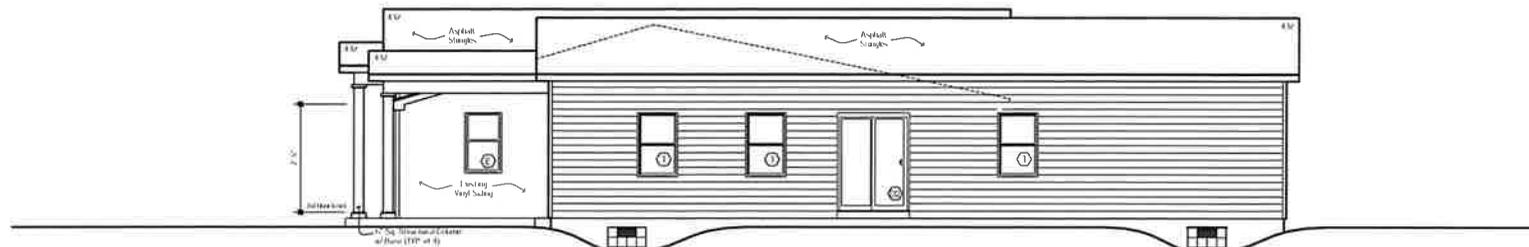
5 SECTION @ UNDERPINNING
1/8" = 1'-0"

No.	Description	Date	By

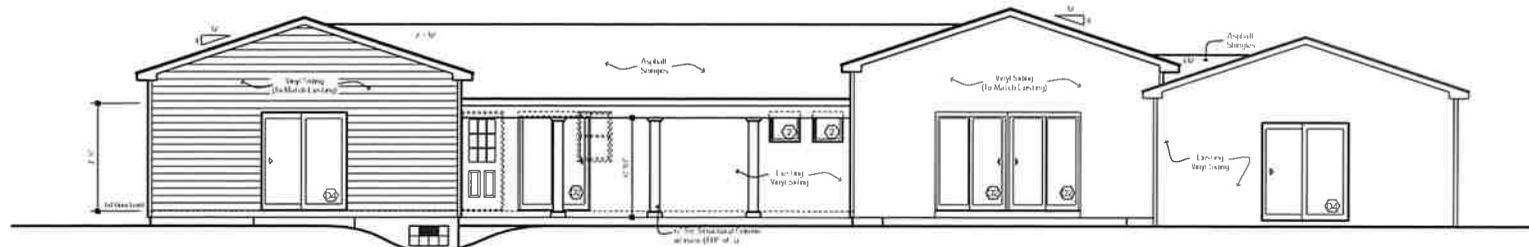
DATE: 12-10-2025
DRAWN BY: G. Lischford
CHECKED BY: M. Dean
SCALE: As Noted



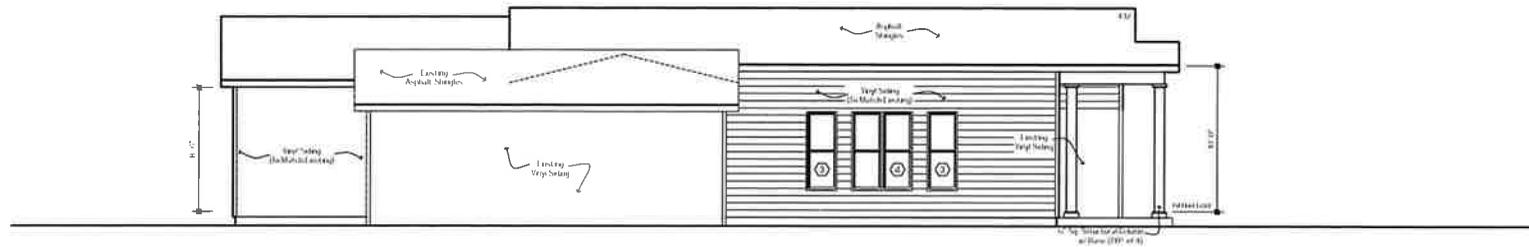
1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 LEFT ELEVATION
1/4" = 1'-0"



DEAN
ARCHITECTS
www.deanarchitects.com



8353 MAIN STREET
CLARENCE, NEW YORK 14221
PHONE: (716) 651-0381
FAX: (716) 651-0382

25-310

Project For:
Qasem Residence

120 Willow St.
Lockport, NY, 14094

No.	Description	Date	By

DATE:
12-10-2025
DRAWN BY:
G. Litchford
CHECKED BY:
M. Dean
SCALE:
1/4" = 1'-0"

ELEVATIONS

A5