



Building Inspection Department

Jason Dool
Chief Building Inspector

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

March 9, 2026

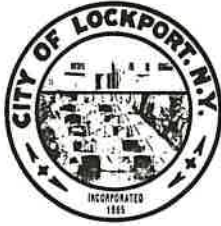
Megan Brewer

AGENDA

Please be advised that there is one (1) item on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, March 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. 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)

If you cannot attend the meeting please contact Megan Brewer at 716-439-6754 or mbrewer@lockportny.gov



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NOTICE OF PUBLIC HEARING

Case No. 2366

March 9, 2026

Megan Brewer

Dear Sir or Madam:

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

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

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

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

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

2344

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: _____

FAX: _____ E-MAIL: _____

CITY STATE ZIP

OWNER INFORMATION

NAME: Angelo Vilardo ADDRESS: ~~1100 Main St, Buffalo, NY~~

PHONE:

FAX: _____ E-MAIL:

Buffalo NY 14226
CITY STATE ZIP

RELATIONSHIP OF APPLICANT TO PROPERTY:

- CONTRACT PURCHASER CONTRACTOR OTHER
- ARCHITECT/ ENGINEER LESSEE

OFFICE USE ONLY

RECEIVED BY: _____ DATE/TIME RECEIVED: _____

FEE AMOUNT: _____ CHECK/MONEY ORDER#: _____

ZONING: _____ FEE TRANSMITTAL DATE: _____

AGENDA DATE: _____ DEADLINE DATE: _____

COUNTY TAX MAP IDENTIFICATION NUMBER: _____

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

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.

Exhibit A2.

APPRAISAL REPORT - CITY OF LOCKPORT

Fulcher, John H. & Stella M.

TYPE OF BLDG: Cottage - Bungalow - 2-story Dwg. - Duplex Dwg. Apartments - Store & Apts.

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 / *ND* 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.....
Attic: None - unfinished - finished rooms

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

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.....

ROOMS AND INTERIOR FINISH			
ROOMS	B	I	2
Living			
Dining			
Kitchen			
Bedroom			
Bathroom			
Utility			

OBSERVED PHYSICAL CONDITION

EXTERIOR CONDITION: Normal - Above - Below	Year Built
INTERIOR CONDITION: Normal - Above - Below	
Major Alterations, Additions, Remodeling	
Year	
Extent and Cost	
REMARKS: Age..... Effective Age..... Cond. Table.....	
Average Sound Condition	85%
Observed Condition	
Exterior.....% Interior.....%	
Net Adjustment for Observed Condition Plus or Minus	+ 8%
Net Sound Condition	53%



Item	Size	Qty.	Grd. Area	Peri.	Manual Page	Base Rate Per S. F.
1	27x22	1	1092	1816	3-03	12.26
2	21x20	1	742			3.48

BUILDING RATE COMPUTATION

Item	Base Rate	+ or -	Final Base Per S. F.

BUILDING REPLACEMENT COST COMPUTATION

Item	S. F. Ground Area @ Final Base =	Final Base Per S. F.
1	1626	12.26
2	742	3.48
		20670
		545
		348

FLAT CHARGES + OR -

Estimated Replacement Cost @ Index 100	+ 1665
Locality Multiplier	2.3928
Estimated Replacement Cost at Site	1.08
NET SOUND CONDITION	
Estimated Replacement Cost, Less Deprec.	13600

OTHER BUILDINGS		No. Cars	Foundation	Walls	Doors	Floors	Roof	Other	Condition	Size	Height	Area	Base Rate	Repl. Val.	Sound %	Base Val.	Local Mult.	Estimated Value
Private Garage		2	1-2							15' x 15'	15'	413	1.95	858	15	129	1.08	140

GENERAL PROPERTY CONDITIONS

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

RENTAL INFORMATION CONCERNING THIS PROPERTY

Date	No. of Units	Size of Units	Use	Floor	Monthly Rate	Monthly Total	Service Included or Remarks
4/17	4		Office		15	270	Full service

CAPITALIZATION:

Indicate 5 Apartments

SUMMARY OF APPRAISAL

Principal building (Est. replacement cost less deprec.)	\$ 12,600
Other buildings — total	170
Total building value	13,740
Land Value	1,800
Total Value	15,540

SALES OF THIS PROPERTY OR COMPARABLE PROPERTIES

Location	Date	Ind. Price	Bk & Pg	Remarks
This Prop. Located to Gulcher	12/16 Family	8347		

COMPARISON of this property with

This property is (+) (-) (=) as to:

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

LAND VALUATION

Size of Lot	Rule	Depth or Table	Corner Factor	Unit Value	Adj. Unit Value	Estimated Value
61.25 x 165'	1	4-2	117.4	25.09	29.41	1800

Additions or Deductions for \$

Total Land Valuation \$ 1,800

DESCRIPTIVE REMARKS OR COMMENTS:

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APPRAISED BY: DATE: 1-6-59

ASSESSMENT RECORD

Year	Land	Year	Land	Total
1953	1210	1958	1200	

Exhibit B – Hardship

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

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

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

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

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

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

Exhibit C – Housing Authority Partnership

Purpose:

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

Partnership Overview:

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



City of Lockport Housing Authority

301 MICHIGAN STREET · P.O. BOX 344 · LOCKPORT, NEW YORK 14095
PUBLIC HOUSING
Tel (716) 434-0001
Fax (716) 434-6303

SECTION 8 VOUCHERS
Tel (716) 434-3627
Fax (716) 438-2180

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

November 10, 2025

To Whom it May Concern,

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

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

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

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

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

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

Sincerely,

Jessica Kisloski
Tenant Relations Clerk
jkisloski@lockporthousingauthority.com

Exhibit C – Housing Authority Partnership

CERTIFICATE OF COMPLIANCE

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

Street Number **135 Ontario St.**

Owner of record **Edward Litchard**

Residence address of owner **135 Ontario St.**

Material in construction **masonry and frame**

Number of stories **3**

Number of rooms or apartments **4 units**

Date of Certificate **4/23/86**

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

CITY OF LOCKPORT, N. Y.

..... Building Inspector

EXHIBIT A3

Exhibit D- Petition of Support from Neighbors

Purpose of Petition of Support

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

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

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

Exhibit D- Petition of Support from Neighbors

Petition of Support

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

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

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

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

Signatures:

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

Exhibit D- Petition of Support from Neighbors

Petition of Support




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

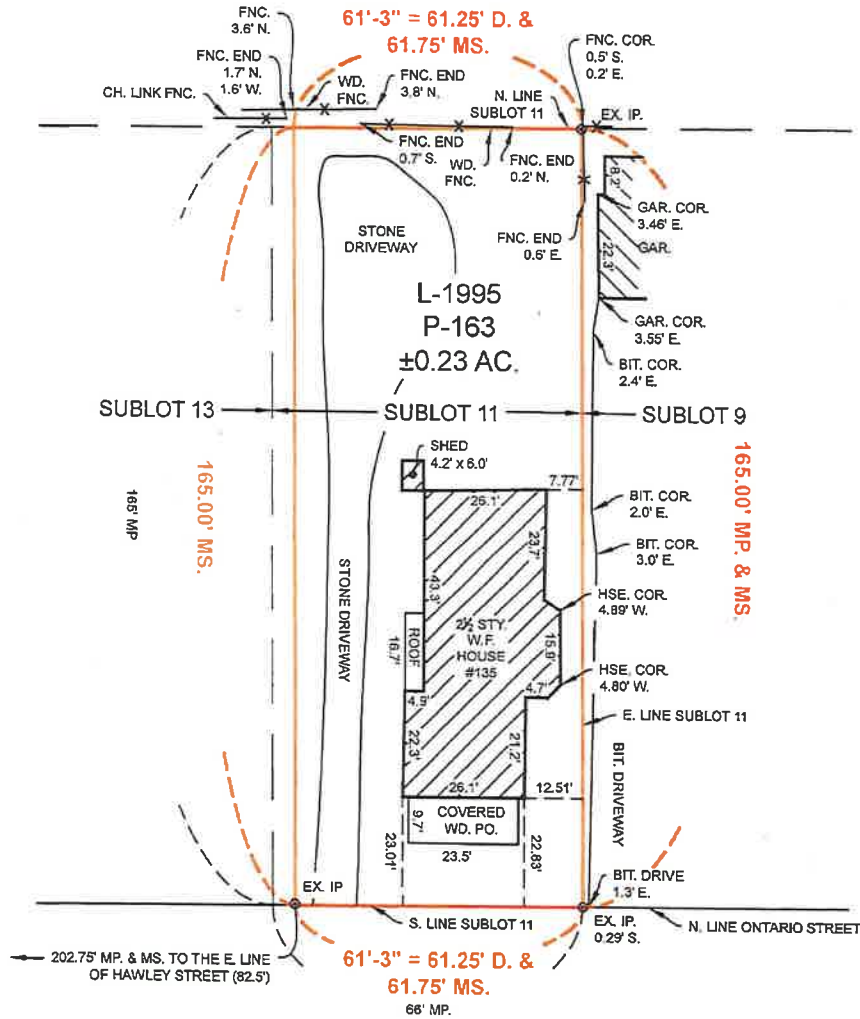
Purpose: We, the undersigned residents of the surrounding neighborhood, support the creation of an additional efficiency unit at 135 Ontario Street. We understand that:

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

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

Signatures:

Name	Address	Signature	Date
Richard Lemieux	149 Ontario St Lockport N.Y. 14094		1-5-26
Sarah Starkweather	88 Ontario St Lockport, NY 14094		1-8-26
Larry Simons	149 Ontario St Lockport		1-6-2026



ONTARIO STREET (99.0')

BEING PART OF SUBLOT 11

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

PART OF LOT	59	SEC.	-	TWP.	14	RNG.	7	MAP REFERENCE:	
OF THE HOLLAND LAND COMPANY'S SURVEY								BOOK 25 OF MICROFILM MAPS AT PAGES 2433-2439	
CITY				COUNTY					
LOCKPORT				NIAGARA, NY					
TAX IDENTIFICATION No.:				PROJ. NO.		SCALE			
109.13-1-25				24-566		1"=30'			
CREW	PTH	DRAWN	PTH	CHK	CJS	DATE		11/21/2024	
LEGEND:		D. = DEED		IP = IRON PIPE		PP = POWER POLE			
AC. = ACRES		DIA. = DIAMETER		JB = JUNCTION BOX		P = PAGE			
APPROX. = APPROXIMATE		DIST. = DISTANCE		L = LIBER		S. = SOUTH			
BIT. = BITUMINOUS		E. = EAST		MH = MANHOLE		STY. = STORY			
CB = CATCH BASIN		ENG. = ENCROACHMENT		MP = MAP		TYP. = TYPICAL			
CH. = CHAIN		EX. = EXISTING		MS. = MEASURED		W. = WEST			
CONC. = CONCRETE		FNC. = FENCE		N. = NORTH		WD. = WOOD			
COR. = CORNER		GAR. = GARAGE		O/H = OVERHEAD		W.F. = WOODFRAME			
E. = CENTERLINE		HSE. = HOUSE		P.O. = PORCH					
NOTES:									
-ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY					-UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.				
-CONSIDERED TO BE VALID TRUE COPIES.									



BOUNDARY | TOPOGRAPHIC

360°

LAND SURVEY

3-D MODELING | CONSTRUCTION

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



“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 Vilardo		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>		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other governmental Agency?</u>		NO	YES
If Yes, list agency(s) name and permit or approval: City of Lockport Zoning Board of Appeals – Use Variance		<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			

18. <u>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)?</u>	NO	YES
If Yes, explain purpose and size: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u>	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u>	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: *Angelo Vilardo*

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. <u>Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</u>	<input type="checkbox"/>	<input type="checkbox"/>
2. <u>Will the proposed action result in a change in the use or intensity of use of land?</u>	<input type="checkbox"/>	<input type="checkbox"/>
3. <u>Will the proposed action impair the character or quality of the existing community?</u>	<input type="checkbox"/>	<input type="checkbox"/>
4. <u>Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</u>	<input type="checkbox"/>	<input type="checkbox"/>
5. <u>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?</u>	<input type="checkbox"/>	<input type="checkbox"/>
6. <u>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?</u>	<input type="checkbox"/>	<input type="checkbox"/>
7. <u>Will the proposed action impact existing:</u> a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. <u>Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</u>	<input type="checkbox"/>	<input type="checkbox"/>
9. <u>Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</u>	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
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"/>

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)

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