



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

April 14, 2026

Megan Brewer

AGENDA

Please be advised that there are five (5) items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, April 28, 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)
2. Scott Bateman. 52 Adam Street. Request to erect a 6' wooden fence on the south and east sides of the property situated in a Medium Density Residential Zone. (Area-solid fence higher than 3' in front yard)
3. Solar Liberty. 770 High Street. Request to install a 16.72 KW roof mounted solar array situated in a Low Density Residential Zone. (Area-solar array larger than 10 KW)
4. Empire Solar Solutions. 427 Vine Street. Request to install a 16.56 KW roof mounted solar array situated in a Low Density Residential Zone. (Area-solar array larger than 10 KW)
5. Kelly Regan. 432 South Street. Request to erect a 6' solid fence on the east side of the house situated in a Low Density Residential Zone. (Area- solid fence higher than 3' in front yard)

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

April 14, 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, April 28, 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: _____ CITY STATE ZIP
FAX: _____ E-MAIL: _____

OWNER INFORMATION

NAME: Angelo Vilardo ADDRESS: [REDACTED]
PHONE: [REDACTED] Buffalo NY 14226
FAX: _____ E-MAIL: [REDACTED]
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: _____

4/20/2020

4/20/2020

4/20/2020

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,)

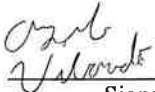
 X Photographs of existing conditions

 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

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	✓	✓	✓	✓	✓	✓	✓	✓	24x22	15	446	1.95	85%	15	129	1.08	140

GENERAL PROPERTY CONDITIONS				LAND VALUATION						
SERVICE	CONVENIENCE	CONDITIONS	LAND	Size of Lot	Rule	Depth or Corner Table	Factor	Unit Value	Adj Unit Value	Value
Street Paving	Schools	Zoning	Depth	61.25x165	1	4-2	1.1764	25.00	29.41	1800
Side Walks	Churches	% Developed	Width							
Street Lights	Neighborhood Shopping	Exposures	Shape							
Telephone	Main Shopping		Topography							
Sewer-Water	Mail Delivery		Street Width							
Gas-Electric		Suitability to Site	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
7-79	5		Average		85	275	all utilities

Additions or Deductions for	\$
Total Land Valuation	\$ 1800

CAPITALIZATION: Indicate 5 Apartments

DESCRIPTIVE REMARKS OR COMMENTS:

SUMMARY OF APPRAISAL	
Principal building (Est. replacement cost less deprec.)	\$ 12800
Other buildings - total	140
Total building value	13940
Land Value	1800
Total Value	15540

SALES OF THIS PROPERTY OR COMPARABLE PROPERTIES				
Location	Date	Ind. Price	Bk & Pg	Remarks
This Prop. Located to Fulcher	12/76	Family	8347	

TOTAL APPRAISED VALUE	\$ 15540
APPRAISED BY:	DATE: 1-6-19 th

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

ASSESSMENT RECORD					
Year	Land	Total	Year	Land	Total
1958	1210	7,300			

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.

..... 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

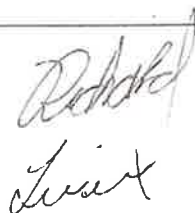


For the Creation of an Additional Efficiency Unit at 135 Ontario Street, Lockport, NY

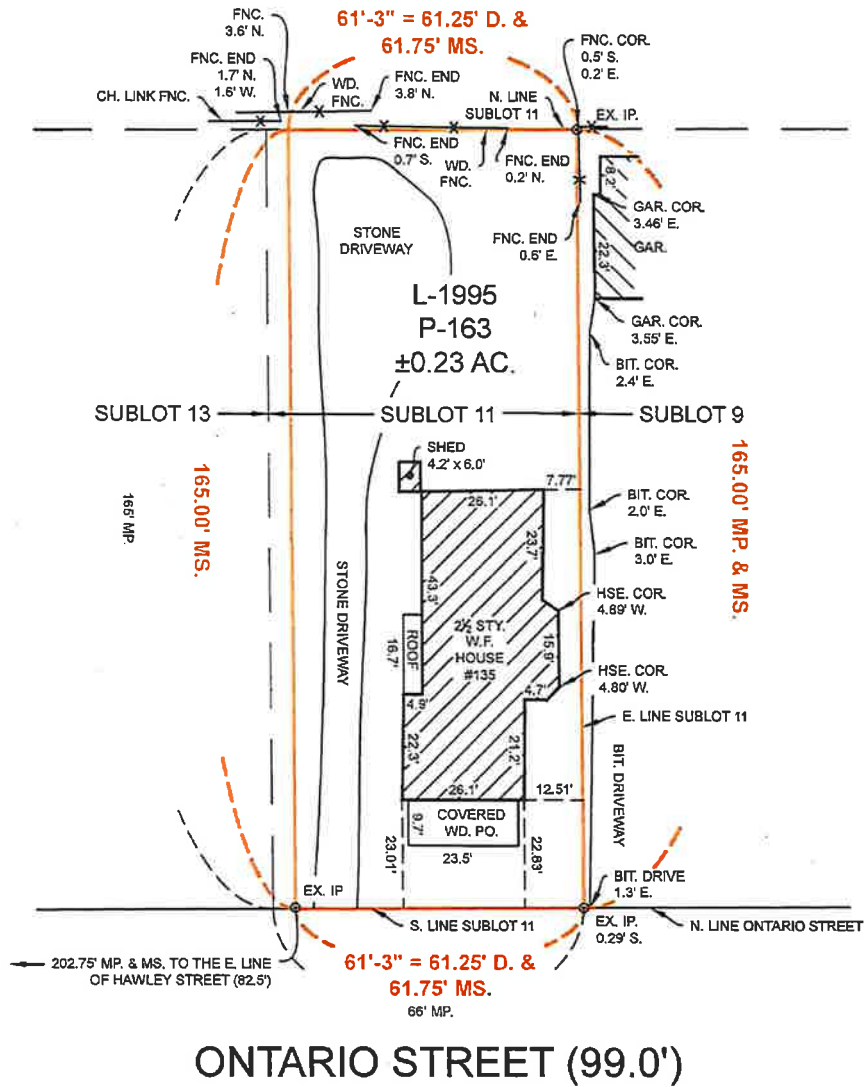
Purpose: We, the undersigned residents of the surrounding neighborhood, support the creation of an additional efficiency unit at 135 Ontario Street. We understand that:

- 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 LK of N.Y. 14094		1-5-26
Sarah Starkweather	88 Ontario St Lockport, NY 14094		1-6-26
Larry Simons	149 Ontario St Lockport		1-6-2026



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				COUNTY			
LOCKPORT				NIAGARA, NY			
TAX IDENTIFICATION No.:			PROJ. NO.		SCALE		
109.13-1-25			24-566		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 CL = 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 O/H = OVERHEAD O/L = ON LINE PO. = PORCH PP = POWER POLE P. = PAGE S. = SOUTH STY. = STORY TYP. = TYPICAL W. = WEST W/ = WITH WD. = WOOD W/F. = WOODFRAME							

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

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

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



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

Property Address:

135 Ontario Street, Lockport, NY

Zoning:

R3

SBL:

109.13-1-25

Existing Use:

Multi-family residential

Proposed Use:

Interior use of existing space only (no exterior changes)

Site Conditions Narrative:

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

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

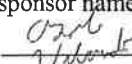
617.20
Appendix B
Short Environmental Assessment Form

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: 17169301242	
		E-Mail: angeloheat@gmail.com	
Address: 4498 Main St Suite 4 #1441			
City/PO: Buffalo		State: NY	Zip Code: 14226
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval: City of Lockport Zoning Board of Appeals – Use Variance			YES
			<input type="checkbox"/>
			<input checked="" type="checkbox"/>
3 a. Total acreage of the site of the proposed action?		0.23 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, adjoining and near the proposed action			
<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> If Yes, explain purpose and size: _____	NO	YES
	<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> If Yes, describe: _____	NO	YES
	<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> If Yes, describe: _____	NO	YES
	<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. <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?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<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. <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. 2368

April 14, 2026

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 52 Adam Street, New York, had been filed by Scott Bateman.

The request is for a variance to erect a 6' wooden fence on the south and east sides of the property situated in a Medium Density Residential Zone.

Approval of the permit application was denied or withheld because the solid fence will exceed 3' in height.

The City of Lockport Zoning Ordinance prohibits closed fences to be higher than 3' within a front yard area.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, April 28, 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

527

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: 52 ADAM ST

APPLICANT INFORMATION

NAME: SCOTT BATEMAN ADDRESS: [REDACTED] SE

PHONE: [REDACTED] LOCKPORT NY 14094
CITY STATE ZIP

FAX: E-MAIL: [REDACTED]@gmail.com

OWNER INFORMATION

NAME: SCOTT BATEMAN ADDRESS: 52 ADAM ST

PHONE: [REDACTED] LOCKPORT NY 14094
CITY STATE ZIP

FAX: E-MAIL: [REDACTED]@gmail.com

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.)

JUST PURCHASED PROPERTY ON 10/9/25

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

I HAVE INCLUDED THE BOUNDARY SURVEY W/ THE HIGHLIGHTED AREAS THAT I WOULD LIKE TO BUILD A WFT WOOD PANEL FENCE, I HAVE TAKEN INTO CONSIDERATION THE STOP SIGN AT THE CORNER OF MY LOT ON THE BOUNDARY SURVEY

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)

I AM LOOKING TO USE MY SIDE LOT FOR MY DOGS AND FAMILY USE THAT SEPARATES US FROM THE ROAD AND THE SIDE WALK.

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

I BELIEVE THIS WILL BE AN ASSET TO THE PROPERTY AND THE NEIGHBORHOOD BY HAVING A PROPERLY INSTALLED ORIGINAL WOODEN FENCE THAT WILL SEAMLESSLY TIE IN TO THE NEIGHBORS EXISTING FENCE

APPLICATION ATTACHMENTS

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

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

APPLICANT/OWNER AFFIRMATION

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

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

Signature (Applicant)

4/8/26

Date

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

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

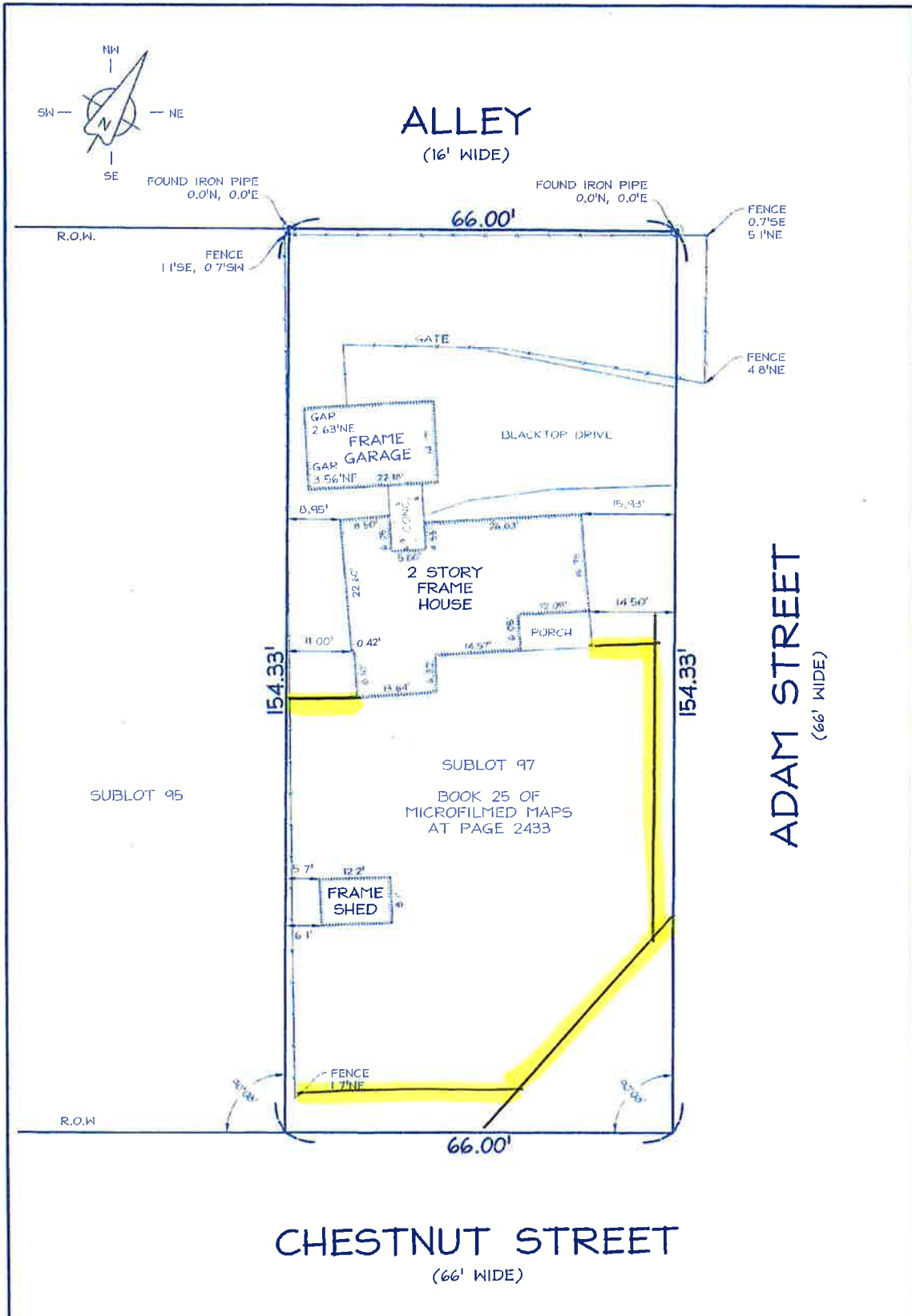
Signature (Owner)

4/8/26

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.



THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NO CHANGE. NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

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 alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law



BOUNDARY SURVEY
52 Adam Street
Part of Lot 6, Section 14, Township 14, Range 6
Holland Land Company's Survey
City of Lockport
County of Niagara, State of New York
Date of Survey: 09/02/2025 Scale: 1" = 20'

John M. Galt

Project No. : 25J2-1299



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. 2369

April 14, 2026

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 770 High Street, New York, had been filed by Solar Liberty.

The request is for a variance to install a 16.72 KW roof mounted solar array situated in a Low Density Residential Zone.

Approval of the permit application was denied or withheld because the solar array will be large than 10 KW.

The City of Lockport Zoning Ordinance Section 190-24.26 allows a maximum 10 KW capacity for a roof mounted solar energy system.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, April 28, 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

 XX 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: 770 East High St., Lockport, NY 14094

APPLICANT INFORMATION

NAME: Bill J. Kullman (Solar Liberty) ADDRESS: [REDACTED]
PHONE: [REDACTED] [REDACTED]
FAX: [REDACTED] E-MAIL: [REDACTED]
CITY STATE ZIP

OWNER INFORMATION

NAME: Andrew Learn ADDRESS: [REDACTED]
PHONE: [REDACTED] [REDACTED]
FAX: N/A E-MAIL: [REDACTED]
CITY STATE ZIP

RELATIONSHIP OF APPLICANT TO PROPERTY:

 CONTRACT PURCHASER X 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: _____

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

This property is zoned as a Low Density Residential property, the home was built in 1990 and has no historic use. There were previously two owners before the current owner. The property sits on approx. 2.88 acres.

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

Installation of a larger (kWDC) size roof-mounted solar array than currently allowed by the City of Lockport - Bldg. Dept.

Solar Liberty Energy Systems, Inc., is proposing to install a 16.72kWDC size system.

Per the City of Lockport - Bldg. Dept., roof-mounted solar arrays on residential properties cannot exceed 10.0kWDC.

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)

With the increasing electrical rates, the homeowner would like a larger size roof-mounted solar array installed in order to offset his current / existing monthly electrical costs.

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

A 9.60kWDC system size consists of (22) modules, but will not offset the homeowner's current / existing monthly electrical costs. Increasing the system size to a 16.72kWDC system, with the addition of (16) modules does not negatively alter or impact the character of the larger neighborhood nor does it impact any of the adjacent properties.

APPLICATION ATTACHMENTS

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

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

APPLICANT/OWNER AFFIRMATION

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


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


Bill J. Kullman (Mar 7, 2026 15:42:09 EDT)
Signature (Applicant)

03/25/2026
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.


Andrew Learn (Mar 26, 2026 10:06:28 EDT)
Signature (Owner)

03/26/2026
Date

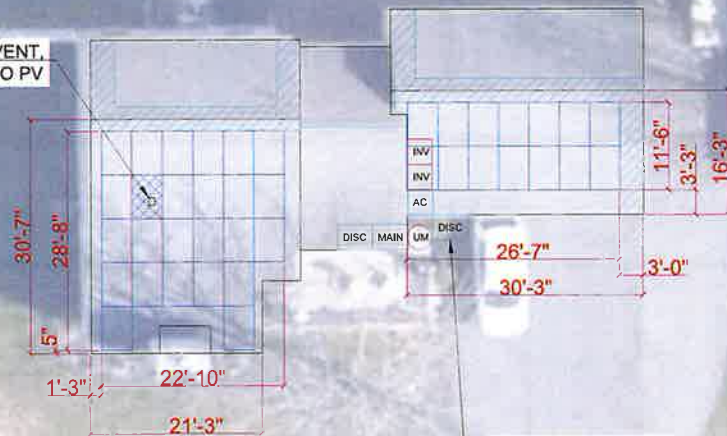
Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 6:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

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.



- NOTES: 1. EQUIPMENT LOCATION TO BE FIELD VERIFIED
 2. SITE COMPLIANCE WITH APPROPRIATE STATE AND LOCAL CODES TO BE VERIFIED BY AUTHORITY HAVING JURISDICTION
 3. ACCOUNT NUMBER: 1005-1293-834
 METER NUMBER: 0300916842

EXISTING VENT,
NO PV



KEEP DISCONNECT
3' AWAY FROM GAS
METER.

1 SITE PLAN & EQUIPMENT LAYOUT

Scale: 1"=15'

PV SYSTEM SUMMARY	
TOTAL STC DC SYSTEM SIZE	16.72 kW
AC SYSTEM SIZE	15.2 kW
SOLAR MODULE MODEL	HIN-T440NF(BK)
SOLAR MODULE STC DC RATING	440 W
SOLAR MODULE INFO	67.8" x 44.6" x 1.2", 50.01 lbs
SOLAR MODULE COUNT	38
RACKING SYSTEM	PITCHED ROOF RACKING
PITCH OF ARRAY	4.12
INVERTER MODEL	2x TESLA SOLAR INVERTER 7.6kW w/ 14 TESLA MCI-2
STRINGING	[12M x 2S], [7M x 2S]
ARRAY AZIMUTH	185°
EAVE HEIGHT	10'
INTERCONNECTION VOLTAGE	240V/1Φ

LEGEND	
	SOLAR MODULE
	INVERTER
	AC DISCONNECT
	AC COMBINER BOX
	UTILITY METER
	MAIN BREAKER PANEL
	ELECTRICAL TRENCH
	2025 RCNYS FIRE PATHWAY

General Notes
 THE INSTALLATION OF PV SYSTEM SHALL BE IN ACCORDANCE WITH THE MOST RECENT NATIONAL ELECTRIC AND BUILDING CODES AND STANDARDS, AS AMENDED BY JURISDICTION

THIS INFORMATION IS CONFIDENTIAL AND PROPRIETARY TO SOLAR LIBERTY ENERGY SYSTEMS, INC. PLEASE DO NOT SHARE THIS WITH ANYONE UNLESS THERE IS A WRITTEN APPROVAL FROM SOLAR LIBERTY.

2 PV SYSTEM OVERVIEW
 Scale: N.T.S.



3 AERIAL VIEW

Scale: N.T.S.

No.	Revision/Issue	Date
2	IFC	03/13/26
1	Meter Number	02/23/26
0	Original Site Plan	02/02/26

SOLARLIBERTY
 THE EXPERTS IN SOLAR INSTALLATION

6500 Sheridan Drive
 Suite 120
 Buffalo, NY 14221
 866-80-RENEW

NABCEP
CERTIFIED
 PV Installation Professional

Project Name and Address:
 Learn Residence
 770 E High St.
 Lockport, NY 14094

Drawn By	Checked By
AS	ES
Date:	Date:
03/13/2026	03/13/2026
Drawn	Drawn
05 11/27/23	PV-S1









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. 2370

April 14, 2026

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 427 Vine Street, Lockport, New York, had been filed by Empire Solar Solutions.

The request is for a variance to install a 16.56 KW roof mounted solar array situated in a Low Density Residential Zone.

Approval of the permit application was denied or withheld because the solar array will be large than 10 KW.

The City of Lockport Zoning Ordinance Section 190-24.26 allows a maximum 10 KW capacity for a roof mounted solar energy system.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, April 28, 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: 427 Vine St. Lockport, NY 14094

APPLICANT INFORMATION

NAME: [REDACTED] ADDRESS: [REDACTED]
PHONE: [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
FAX: _____ E-MAIL: [REDACTED]

OWNER INFORMATION

NAME: Joanna Bennett ADDRESS: [REDACTED]
PHONE: [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
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: _____

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

The property located at 427 Vine St. Lockport, NY 14094 4, has historically been used as a single-family residential dwelling. To the best of our knowledge, the property has remained residential in nature and has not undergone any significant change in use.

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

Proposed installation of a 16.56kW roof-mounted solar system consisting of 26 REC 460W panels with Enphase micro inverters. The system will be mounted on the SE & NW sides of the roof. Installation is anticipated to take approximately one day (approximately 5 hours) and will involve a crew of three workers. No employees will remain on-site after installation. The system will serve only the residential property and will not change the use or character of the property.

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 subject to a hardship under current zoning regulations due to the 10 kW cap on solar energy system size, which restricts the reasonable and effective use of the property for renewable energy generation. The household's electrical demand exceeds what a 10 kW system can reliably produce, particularly given site-specific conditions such as roof orientation, limited usable roof planes, and partial shading from surrounding structures and vegetation. These constraints reduce system efficiency, requiring a larger system capacity to meet the property's actual energy needs.

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

The requested variance to allow a solar energy system will not alter the character of the surrounding neighborhood or negatively impact adjacent properties. The proposed installation will be integrated into the existing structure, mounted flush with the roofline, and designed to minimize visual impact. The system will not introduce significant height, noise, traffic, or lighting changes that would affect neighboring properties. Solar panels are a common and increasingly accepted residential improvement that aligns with modern development patterns and sustainability practices.

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)

2/26/2026

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)

2/26/2026

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.

Bennett Residence

427 Vine St. Lockport, NY 14094



Front of House

Bennett Residence

427 Vine St. Lockport, NY 14094



Northeast Side of House

Bennett Residence

427 Vine St. Lockport, NY 14094



Southwest Side of House

Bennett Residence

427 Vine St. Lockport, NY 14094



View of House from South Vine St.

Bennett Residence

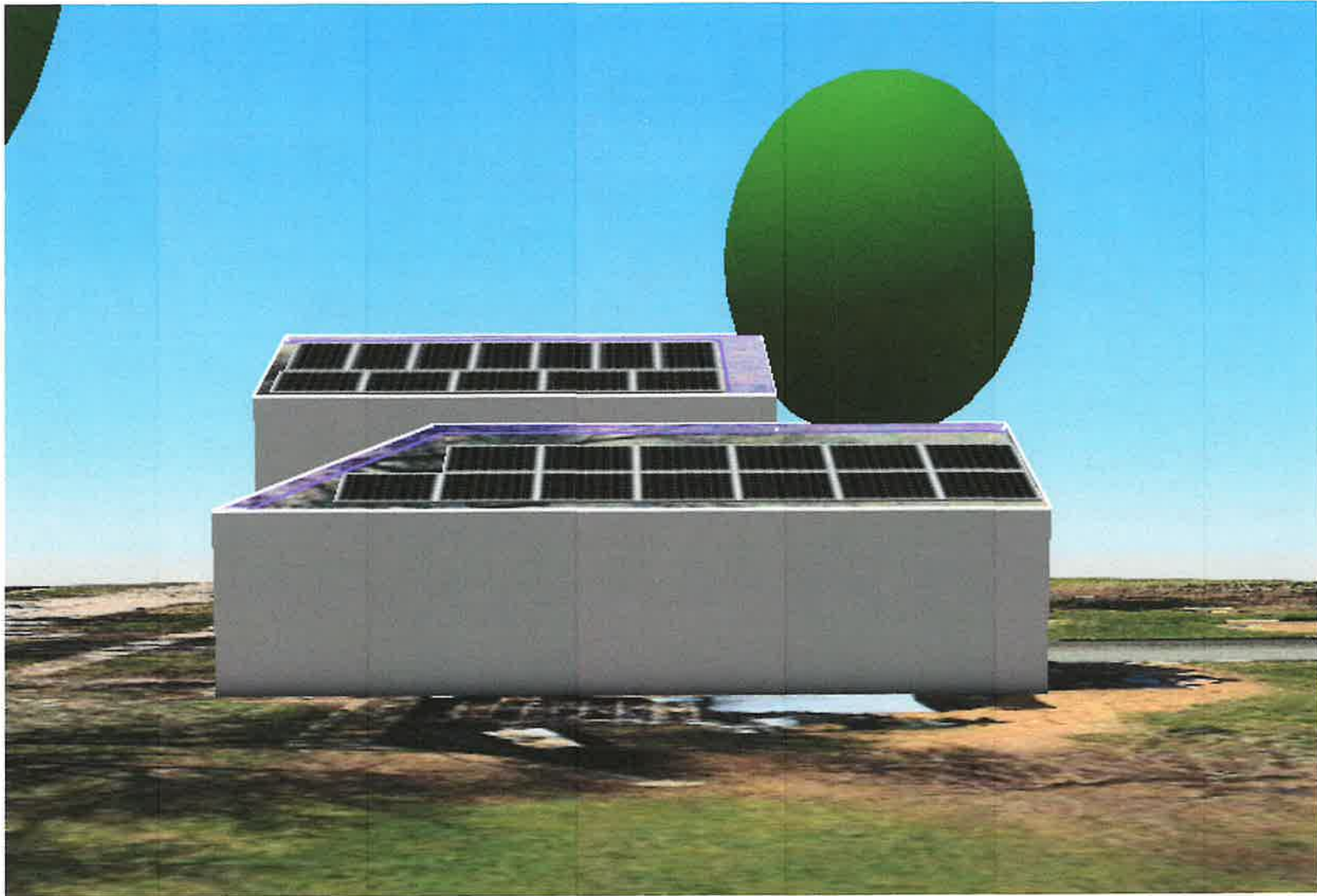
427 Vine St. Lockport, NY 14094



View of House from North Vine St.

Bennett Residence

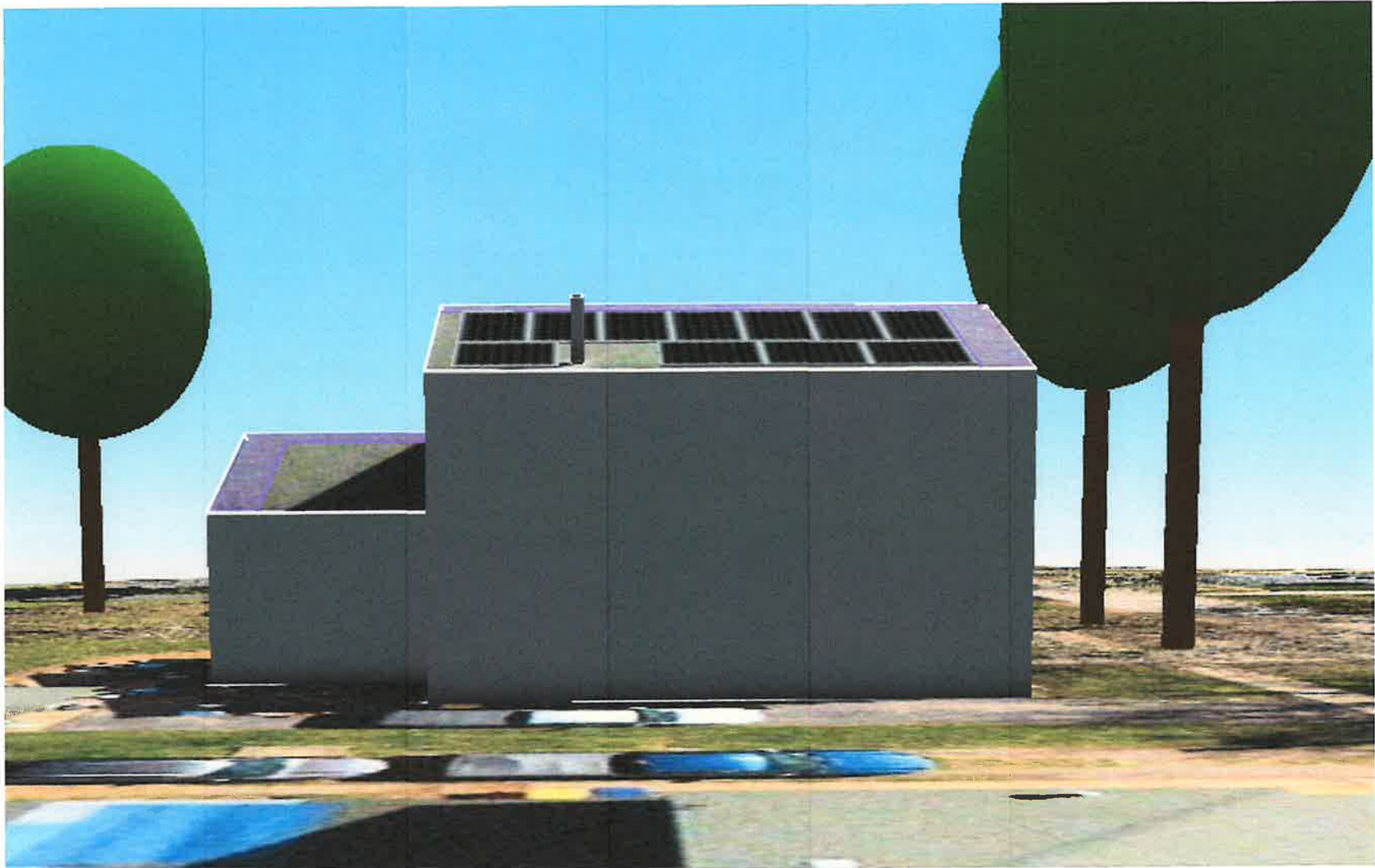
427 Vine St. Lockport, NY 14094



3D Rendering of Panels – Southeast Side of House

Bennett Residence

427 Vine St. Lockport, NY 14094



3D Rendering of Panels – Northwest Side of House

Bennett Residence

427 Vine St. Lockport, NY 14094



3D Rendering of Panels – Aerial View of Neighborhood

Michael E. Miele, PE

Licensed Professional Engineer
Licensed In New York, New Jersey, Connecticut & California
New York License # 079676
New Jersey License # 44042
Connecticut License # 23158
California License # 31508

March 15, 2026

City of Lockport Building Department
The Office of the Building Inspector
One Lock's Plaza
Lockport, NY 14094

Re: Joanna Bennett - 427 Vine St. Lockport, NY 14094
Single Family Residence, Solar Panel Loading Certification
City of Lockport, County of Niagara, State of New York

Dear Building Department

I am the engineer of record for the above referenced project. I have prepared the attached plans dated March 15, 2026 that consist of the installation of (36) REC460W solar panels at the above referenced location.

I can hereby certify that the existing roof structure combined with the additional weight of the solar panels meets the requirements of The 2025 Residential Code of New York State.

The design loads were as follows,
Ground Snow Load: 50 psf as per 2025 Residential Code of NYS Figure R301.2(4)
Wind Design Load: 120mph
No additional structural members were required.

The roof is currently framed with 2x10 wood framing @ 16" O.C. The roof structural members are in compliance with ASCE 7-22 for deflection and acceptable bending stress.

If you have any questions, please feel free to call me at any time. Thanks in advance.

Sincerely Yours,

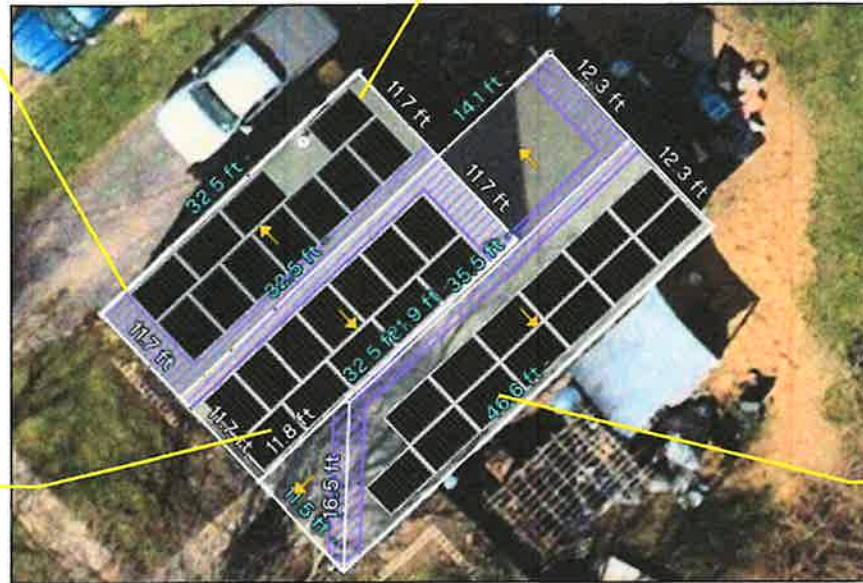


Michael E. Miele, PE



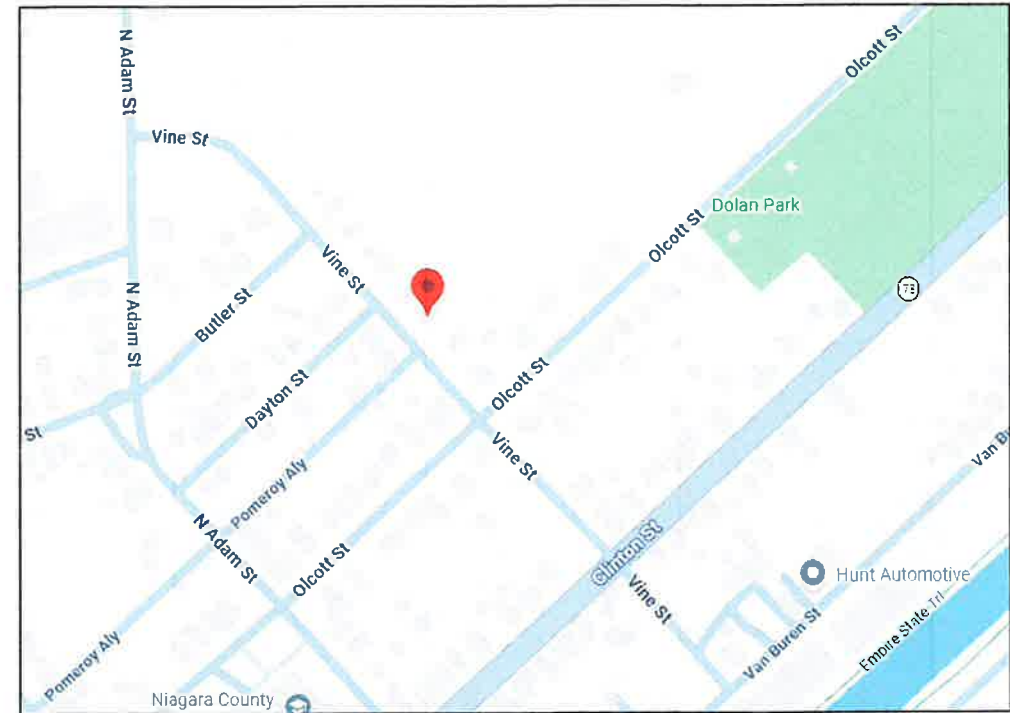
METER, COMBINER,
MAIN DISCONNECT &
MAIN SERVICE PANEL

SOLAR ARRAY #2
12 REC 460W
PV PANELS
SEE SHEET 2 OF 5
FOR PANEL LAYOUT



SOLAR ARRAY #1
11 REC 460W
PV PANELS
SEE SHEET 2 OF 5
FOR PANEL LAYOUT

SOLAR ARRAY #3
13 REC 460W
PV PANELS
SEE SHEET 2 OF 5
FOR PANEL LAYOUT



ROOF PANEL LAYOUT PLAN:
NTS

AERIAL MAP:
NTS

SITE VERIFICATION NOTES:

1. PRIOR TO SUBMISSION TO MUNICIPALITY OF THE PLANS, THIS CONTRACTOR SHALL VISIT THE JOB SITE TO ASCERTAIN THE ACTUAL FIELD CONDITIONS AS THEY RELATE TO THE WORK INDICATED ON THE DRAWINGS AND DESCRIBED HEREIN. DISCREPANCIES, IF ANY, SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO SUBMISSION OF THE PLANS. SUBMISSION OF PLANS SHALL BE EVIDENCE THAT SITE VERIFICATION HAS BEEN PERFORMED AS DESCRIBED ABOVE.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF WORK. IF EXISTING CONDITIONS VARY FROM PLANS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY PROJECT ENGINEER A.S.A.P. CONTRACTOR ASSUMES ALL RESPONSIBILITY AND LIABILITY THEREFROM.
3. THE OWNER/CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, VERIFY ALL CONDITIONS, EXAMINE THE DESIGN DOCUMENTS AND BE RESPONSIBLE FOR ALL MEASUREMENTS, DIMENSIONS AND CONDITIONS.
4. COMMENCEMENT OF CONSTRUCTION WILL SIGNIFY THAT THE CONTRACTOR WILL HOLD THE DESIGN ENGINEER HARMLESS FOR ANY AND ALL ERRORS, OMISSIONS AND PERSONAL LIABILITY.

PROJECT DESIGN DATA:

WORK SHALL BE COMPLETED AS PER 2025 RESIDENTIAL CODE OF NEW YORK STATE, NFPA 70, 2023 NATIONAL ELECTRICAL CODE AND 2018 WOOD FRAME CONSTRUCTION MANUAL LOAD CRITERIA AS FOLLOWS
EXPOSURE CATEGORY: "B"
GROUND SNOW LOAD: 50 PSF
WIND SPEED: 120 MPH

GENERAL NOTES:

1. ALL SOLAR MODULES TO BE REC 460W AND SHALL BE INSTALLED AS PER REC INSTALLATION MANUAL.
2. ALL INVERTERS TO BE ENPHASE MICRO INVERTERS ALL PANELS TO BE ATTACHED WITH K2 CROSS RAIL SYSTEM, INSTALL AS PER INSTALLATION MANUAL.

RESIDENTIAL SOLAR PANEL INSTALLATION

LOCATED AT - 427 VINE ST. LOCKPORT, NY 14094

CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK



**SOLAR PANEL
INSTALLATION
BENNETT
RESIDENE**
427 VINE ST.
LOCKPORT, NY
14094

REVISIONS NOTES

DWG. BY:	MEM	SCALE:	AS-NOTED
CHECKED BY:	MEM	PROJECT #:	ES-4665-26
DATE:	MARCH 15, 2026	SBL #:	109.06-2-21
MUNICIPALITY:	CITY OF LOCKPORT	COUNTY:	NIAGARA

SYSTEM NOTES:

TOTAL SYSTEM SIZE:
16.56 KW DC SYSTEM / 13.68 KW AC SYSTEM
PANEL TYPE: REC 460W
OF PANELS: 36
INVERTER TYPE: ENPHASE IQ8X
OF INVERTERS: 36
ARRAY #1 #2 #3
AZIMUTH: 317 137 137
TILT: 25 25 26
PANELS 11 12 13

PROFESSIONAL NOTES:

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SEAL & SIGNATURE



DWG#


S-1

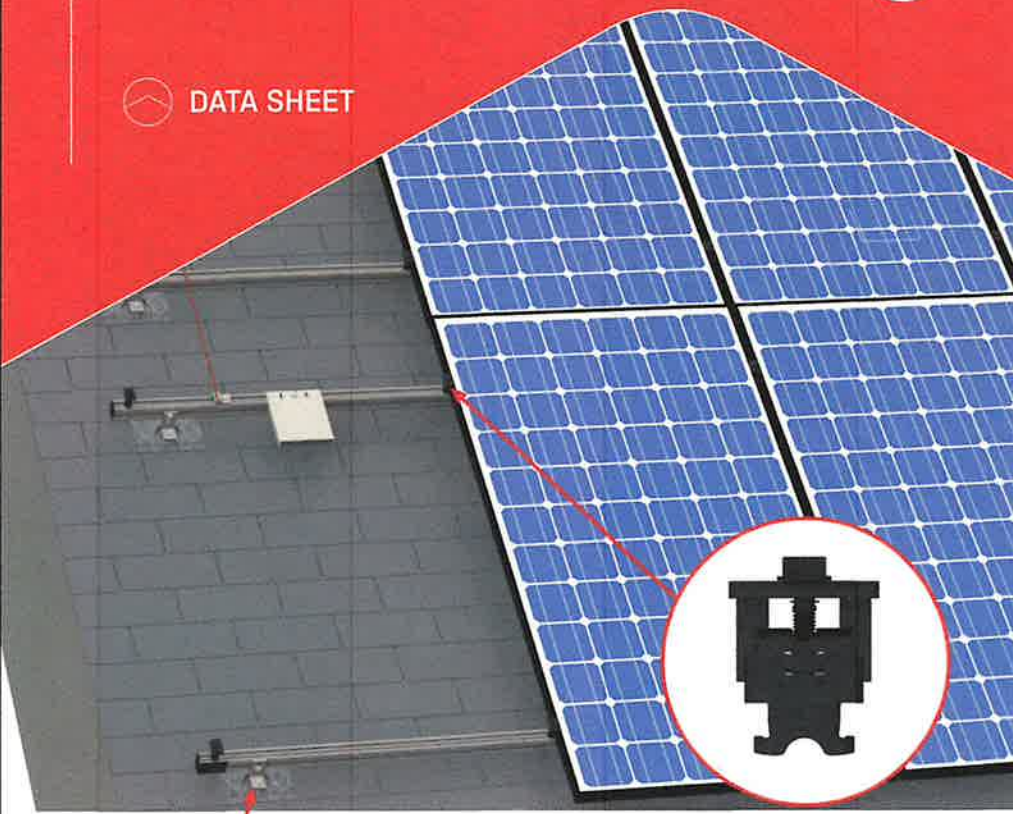
**PROJECT
SITE PLAN
AND NOTES**

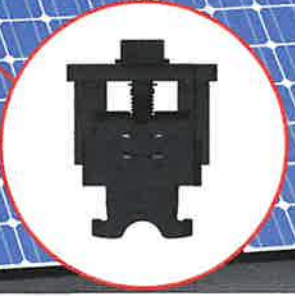
DWG.


1 OF 5

CrossRail System









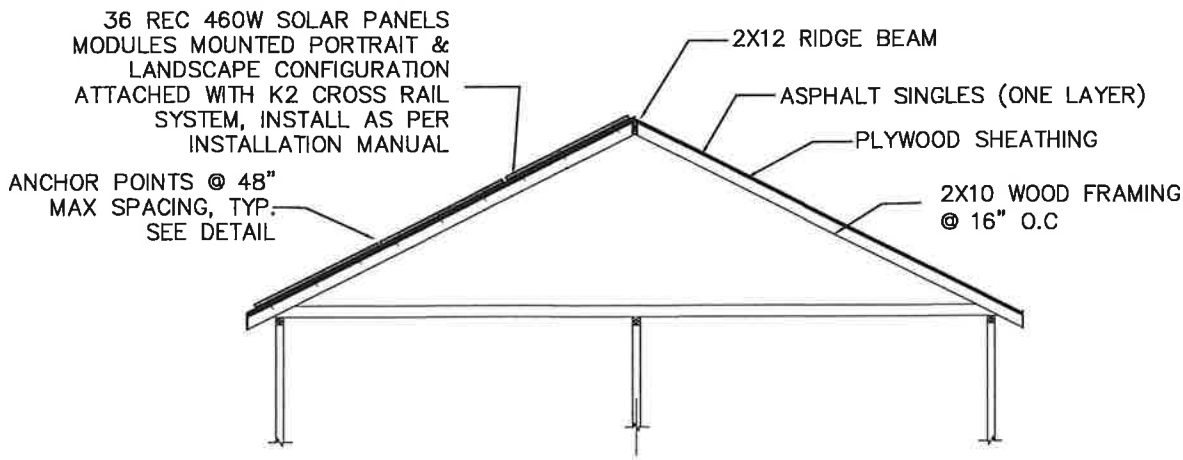
DATA SHEET

In-Rail Wire Management
 / 4 open channel rail types available
 / Clamps and wire management clips help secure cables
 / 4 clip types available

K2 Flash Comp Kit Waterproofing
 / Water Shield redirects water away from penetration
 / K2 EverSeal preassembled on L-Foot
 / EPDM backed sealing washing on lag screw

ATTACHMENT DETAIL:

NTS



ROOF SECTION:

NTS

TECHNICAL DATA

CrossRail System	
Roof Type	Composition shingle, tile, standing seam, corrugated metal, trapezoidal metal
Material	High corrosion resistance stainless steel and high grade aluminum
Flexibility	Modular construction, suitable for any system size, height adjustable
PV Modules	For all common module types
Module Orientation	Portrait and landscape
Roof Connection	Rafter or deck connection depending on selected roof attachment
Structural Validity	IBC compliant, stamped engineering letters available for all solar states
Certifications	UL 2703, ASCE 7-16, Class A Fire Rating
Warranty	25 years



**SOLAR PANEL
 INSTALLATION
 BENNETT
 RESIDENE**
 427 VINE ST.
 LOCKPORT, NY
 14094

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 OF PANELS: 36
 INVERTER TYPE: ENPHASE IQ8X
 OF INVERTERS: 36

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TILT:	25	25	26
# PANELS	11	12	13

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DWG#
S-3
SOLAR
PANEL
ATTACHMENT
PLAN I
 DWG.
3 OF 5

CERTIFICATION NOTES:

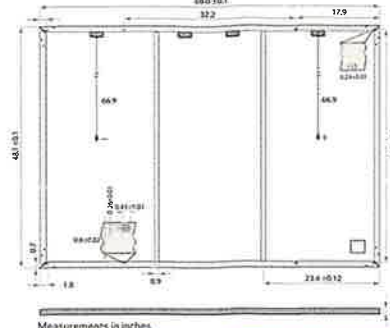
1. THE ROOF STRUCTURAL MEMBERS HAVE BEEN CHECKED FOR 120 MPH WIND LOADS BASED ON ASCE7-22 AND FOR COMPLIANCE WITH THE 2025 RESIDENTIAL CODE OF NEW YORK STATE. THERE WAS (1) LAYER OF ROOF SHINGLES INSTALLED AT THE TIME OF THE INSPECTION. THIS PLAN DOES NOT APPLY IF ANY ADDITIONAL ROOF SHINGLES LAYERS ARE INSTALLED AFTER THE SITE INSPECTION. INSTALLATION OF SOLAR PANELS WITH MORE THAN (1) LAYERS OF ROOF SHINGLES IS NEVER PERMITTED.
2. THE MOUNTING BRACKETS & HARDWARE MEET OR EXCEEDS ASCE 7-22 AND 2025 RESIDENTIAL CODE OF NEW YORK STATE, WITH 120 MPH WIND DESIGN. THE SYSTEM'S ATTACHMENT TO THE ROOF TO MEET OR EXCEED 2025 RESIDENTIAL CODE OF NEW YORK STATE
3. ANY PLUMBING VENTS THROUGH THE ROOF ARE NOT TO BE CUT OR COVERED DURING PANEL INSTALLATION. ANY MODIFICATION OR RELOCATION OF VENTS WILL REQUIRED A PLUMBING PERMIT AND INSPECTIONS.
4. SIZES OF MEMBERS THAT WERE NOT ACCESSIBLE FOR DIRECT MEASUREMENT ARE BASED ON OBSERVATIONS OF ACCESSIBLE MEMBERS OR CONSTRUCTION DEPTH OR BOTH AND OUR KNOWLEDGE OF STANDARD CONSTRUCTION PRACTICES AT THE TIME OF CONSTRUCTION.
5. THE EXISTING ROOF AND BUILDING STRUCTURE CAN SAFELY SUSTAIN, AND DISTRIBUTE TO THE GROUND, THE ADDITIONAL LOADS IMPOSED BY THE PROPOSED WORK IN ADDITION TO ALL OTHER GRAVITY AND LATERAL LOADS AS REQUIRED BY 2025 RESIDENTIAL CODE OF NEW YORK STATE.

REC ALPHA PURE-RX SERIES PRODUCT SPECIFICATIONS



GENERAL DATA

Cell type:	88 half-cut bifacial REC heterojunction cells with lead-free, gapless technology
Glass:	0.12 in solar glass with anti-reflective surface treatment in accordance with EN12150
Backsheet:	Highly resistant polymer
Frame:	Anodized aluminum (black)
Junction box:	4-part, 4 bypass diodes, lead-free IP68 rated in accordance with IEC 62790
Connectors:	Stäubli MC4 PV-KBT4/KST4 (12 AWG) in accordance with IEC 62952, IP68 only when connected
Cable:	12 AWG solar cable, 66.9 + 66.9 in in accordance with EN50618
Dimensions:	68.0 x 48.1 x 1.2 in (22.4 sq-ft)
Weight:	6.6 lb
Origin:	Made in Singapore



ELECTRICAL DATA

	Product Code: RECxxxAA Pure-RX		
Power Output - P _{max} (Wp)	450	460	470
Watt Class Sorting - (W)	0/+10	0/+10	0/+10
Nominal Power Voltage - V _{nom} (V)	54.3	54.9	55.4
Nominal Power Current - I _{nom} (A)	8.29	8.38	8.49
Open Circuit Voltage - V _{oc} (V)	65.1	65.3	65.6
Short Circuit Current - I _{sc} (A)	8.81	8.88	8.95
Power Density (W/sq-ft)	20.1	20.5	21.0
Panel Efficiency (%)	21.6	22.1	22.6
Power Output - P _{max} (Wp)	343	350	358
Nominal Power Voltage - V _{nom} (V)	51.2	51.7	52.2
Nominal Power Current - I _{nom} (A)	6.70	6.77	6.86
Open Circuit Voltage - V _{oc} (V)	61.3	61.6	61.8
Short Circuit Current - I _{sc} (A)	7.11	7.17	7.23

STC
NMOT

Values at standard test conditions (STC: air mass AM1.5, irradiance 1000 W/m², temperature 77°F (25°C)) based on a production spread with a tolerance of P_{max} ±1%, V_{oc} ±1%, I_{sc} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM1.5, irradiance 800 W/m², temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s)). *Where xxx indicates the nominal power class (P_{max}) at STC above.

MAXIMUM RATINGS

Operational temperature:	-40...+185°F
System voltage:	1000 V
Test load (front):	+7000 Pa (146.2 lbs/sq-ft)
Test load (rear):	-4000 Pa (83.5 lbs/sq-ft)
Series fuse rating:	25 A
Reverse current:	25 A

*See installation manual for mounting instructions. Design load = Test load / 1.5 (safety factor)

WARRANTY

	Standard	REC ProTrust	
Installed by an REC Certified Solar Professional	No	Yes	Yes
System Size	All	<25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

The REC ProTrust Warranty is only available on panels purchased through an REC Certified Solar Professional installer. Warranty conditions apply. See www.recgroup.com for more details.

Available from:

Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.

CERTIFICATIONS

IEC 61215:2021, IEC 61730:2016, UL 61730	IEC 62804	PID
IEC 61701	Salt Mist	
IEC 62716	Ammonia Resistance	
ISO 1925-2	Ignitability (EN 13501-H Class E)	
IEC 62782	Dynamic Mechanical Load	
IEC 61215-2:2016	Hailstone (35mm)	
IEC 62321	Lead-free acc. to RoHS EU 863/2015	
UL 61730	Fire Type 2	
ISO 14001, ISO 9001, IEC 45001, IEC 45001, IEC 62941		



Declare.

TEMPERATURE RATINGS*

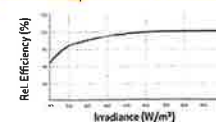
Nominal Module Operating Temperature	44°C (±2°C)
Temperature coefficient of P _{max}	-0.24 %/°K
Temperature coefficient of V _{oc}	-0.24 %/°K
Temperature coefficient of I _{sc}	0.04 %/°K

DELIVERY INFORMATION

Panels per pallet:	33
Panels per 40 ft GP/high cube container:	594 (18 pallets)
Panels per 53 ft truck:	792 (24 pallets)

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



* Specifications subject to change without notice. Ref: PMA-DS-APR-Rev. 31.10.21

IQ8X Microinverter

INPUT DATA (DC)	UNIT	IQ8X-80-M-US
Commonly used module pairings ¹	W	320-540
Module compatibility	-	To meet compatibility, PV module must be within the following maximum input DC voltage and maximum module I _{sc} . Module compatibility can be checked at https://enphase.com/installers/microinverters/calculator
MPPT voltage range	V	43-60
Operating range	V	25-79.5
Minimum and maximum start voltage	V	30-79.5
Maximum input DC voltage	V	79.5
Maximum continuous operating DC current	A	10
Maximum input DC short-circuit current	A	16
Maximum module I _{sc}	A	13
Overvoltage class DC port	-	II
DC port backfeed current	mA	0
PV array configuration	-	Ungrounded array; no additional DC side protection required; AC side protection requires maximum 20 A per branch circuit

OUTPUT DATA (AC)	UNIT	IQ8X-80-M-US @240 VAC	IQ8X-80-M-US @208 VAC
Peak output power	VA	384	366
Maximum continuous output power	VA	380	360
Nominal grid voltage (L-L)	V	240, split-phase (L-L), 180°	208, single-phase (L-L), 120°
Minimum and maximum grid voltage ²	V	211-264	183-229
Max. continuous output current	A	1.58	1.73
Nominal frequency	Hz	60	60
Extended frequency range	Hz	47-68	47-68
AC short circuit fault current over three cycles	A _{sc}	2.70	2.70
Maximum units per 20 A (L-L) branch circuit ³	-	10	9
Total harmonic distortion	%	<5	<5
Overvoltage class AC port	-	III	III
AC port backfeed current	mA	18	18
Power factor setting	-	1.0	1.0
Grid-tied power factor (adjustable)	-	0.85 leading - 0.85 lagging	0.85 leading - 0.85 lagging
Peak efficiency	%	97.3	97.0
CEC weighted efficiency	%	96.5	96.5
Nighttime power consumption	mW	28	12

MECHANICAL DATA

Ambient temperature range	-40°C to 65°C (-40°F to 149°F)
Relative humidity range	4% to 100% (condensing)
DC connector type	Stäubli MC4
Dimensions (H x W x D); Weight	212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2"); 1.1 kg (2.43 lbs)
Cooling	Natural convection - no fans
Approved for wet locations; Pollution degree	Yes; PD3
Enclosure	Class II double-insulated, corrosion-resistant polymeric enclosure
Environmental category; UV exposure rating	NEMA Type 6; outdoor

COMPLIANCE

Certifications CA Rule 21 (UL 1741-SA), UL 62109-1, IEEE 1547:2018 (UL 1741-SB), FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01. This product is UL Listed as PV rapid shutdown equipment and conforms with NEC 2014, NEC 2017, NEC 2020, and NEC 2023 section 690.12 and 2023-2018 Rule 64-218 rapid shutdown of PV systems for AC and DC conductors when installed according to the manufacturer's instructions.

(1) No enforced DC/AC ratio.
(2) Nominal voltage range can be extended beyond nominal if required by the utility.
(3) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.
(4) IQ8X is not certified for use with Enphase Three Phase Network Protection Relay (NPR-3P-208-NA) and therefore designed for single-phase operation only. Check with the local utility requirements if you wish to install single phase inverter across three phases.

IQ8X-MC4-DSH-0085-2.0-EN-US-2023-11-16



**SOLAR PANEL
INSTALLATION
BENNETT
RESIDENE
427 VINE ST.
LOCKPORT, NY
14094**

REVISIONS NOTES

DWG. BY: MEM	SCALE: AS-NOTED
CHECKED BY: MEM	PROJECT #: ES-4665-26
DATE: MARCH 15, 2026	SBL #: 109.06-2-21
MUNICIPALITY: CITY OF LOCKPORT	COUNTY: NIAGARA

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TOTAL SYSTEM SIZE:	16.56 KW DC SYSTEM / 13.68 KW AC SYSTEM
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INVERTER TYPE:	ENPHASE IQ8X
OF INVERTERS:	36
ARRAY	#1 #2 #3
AZIMUTH:	317 137 137
TILT:	25 25 26
# PANELS	11 12 13

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SEAL & SIGNATURE



DWG#

S-4

**SOLAR
PANEL &
INVERTER
SPECIFICATIONS**

DWG.

4 OF 5

AC & DC GROUNDING CONDUCTORS PER
NEC ARTICLE 690.47(c)(2)
CONNECTED AS PER 250.64(c)(2)

ALL CONDUCTORS ARE TO BE
COPPER UNLESS NOTED OTHERWISE

- CB1
AMPACITY: 20 AMP BREAKER
VOLTAGE: 240V
SINGLE PHASE + GROUND
- CB2
AMPACITY: 20 AMP BREAKER
VOLTAGE: 240V
SINGLE PHASE + GROUND
- CB3
AMPACITY: 20 AMP BREAKER
VOLTAGE: 240V
SINGLE PHASE + GROUND
- CB4
AMPACITY: 20 AMP BREAKER
VOLTAGE: 240V
SINGLE PHASE + GROUND
- CB5
AMPACITY: 10 AMP BREAKER
VOLTAGE: 240V
SINGLE PHASE + GROUND

WARNING
ELECTRIC SHOCK HAZARD
DO NOT TOUCH TERMINALS
TERMINALS ON BOTH THE LINE AND
LOAD SIDES MAY BE ENERGIZED
IN THE OPEN POSITION

**PHOTOVOLTAIC
MAIN SOLAR SYSTEM
AC DISCONNECT**

**SOLAR PV SYSTEM EQUIPPED
WITH RAPID SHUTDOWN**
TURN RAPID SHUTDOWN
SWITCH TO THE
"OFF" POSITION TO
SHUTDOWN PV SYSTEM
AND REDUCE
SHOCK HAZARD
IN ARRAY

WIRE AMPACITY
NEC TABLE 310.15(B)(16)
#10 THWN Cu35A RATED
#8 THWN Cu50A RATED
#6 THWN Cu65A RATED
#4 THWN Cu85A RATED

AC SYSTEM SIZE = # OF PANELS X
INVERTER OUTPUT RATING
36 PANELS X 0.38 = 13.68KW/AC

CONFIRM LINE SIDE VOLTAGE AT ELECTRIC
UTILITY SERVICE ENTRANCE BEFORE
CONNECTING INVERTER AND ENSURE
PROPER OPERATIONAL RANGE REQUIRED
BY SYSTEM INVERTER.

DC CONDUITS MAY BE RUN ABOVE OR BELOW
ROOF.
PROVIDE SOLAEDCK JUNCTION/FLASHING WHEN
PENETRATING THE ROOF WITH DC CONDUCTORS
ALL DC CONDUCTORS WITHIN THE BUILDING
ENVELOPE MUST BE IN METALLIC CONDUIT.
DC CONDUCTORS MUST BE 90' RATED.

INTERCONNECTION TO UTILITY AND SYSTEM
GROUNDING PER NEC-2023 ARTICLE 690
PROVIDE SIGNAGE AS REQUIRED BY
NEC-2023 ARTICLE 690.
ALL OUTDOOR EQUIPMENT SHALL BE A
MINIMUM OF NEMA-3R RATED.

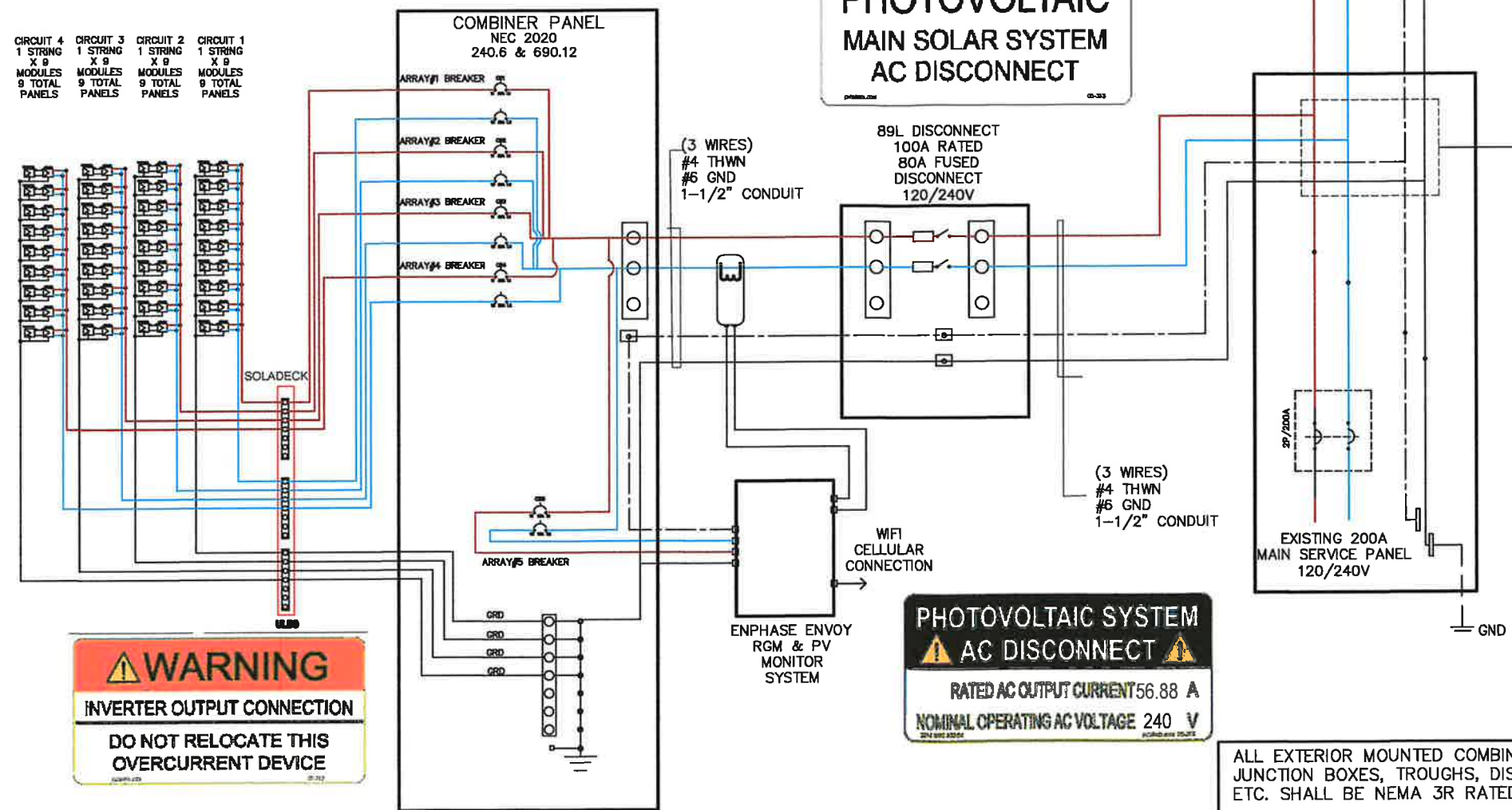
ALL EXTERIOR MOUNTED COMBINERS,
JUNCTION BOXES, TROUGHS, DISCONNECTS,
ETC. SHALL BE NEMA 3R RATED.

CIRCUIT 4
1 STRING
X 9
MODULES
9 TOTAL
PANELS

CIRCUIT 3
1 STRING
X 9
MODULES
9 TOTAL
PANELS

CIRCUIT 2
1 STRING
X 9
MODULES
9 TOTAL
PANELS

CIRCUIT 1
1 STRING
X 9
MODULES
9 TOTAL
PANELS



WARNING
INVERTER OUTPUT CONNECTION
DO NOT RELOCATE THIS
OVERCURRENT DEVICE

**PHOTOVOLTAIC SYSTEM
AC DISCONNECT**
RATED AC OUTPUT CURRENT 56.88 A
NOMINAL OPERATING AC VOLTAGE 240 V



**SOLAR PANEL
INSTALLATION
BENNETT
RESIDENE**
427 VINE ST.
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DWG#
S-5
**SOLAR PANEL
3-LINE
DIAGRAM**
DWG.
5 OF 5



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. 2371

April 14, 2026

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 432 South Street, Lockport, New York, had been filed by Kelly Regan.

The request is for a variance to erect a 6' solid fence on the east side of the house situated in a Low Density Residential Zone.

Approval of the permit application was denied or withheld because the fence will be greater than 3' in height.

The City of Lockport Zoning Ordinance allows a solid fence in the front yard to be a maximum of 3' in height.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, April 28, 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.)

- Built in 1940 - Garage added 1945
- I have owned since 2009

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

I am requesting that during a replacement of my fence, that the section of fence by my patio only, be 6ft high. (The rest of the fence remaining at 3ft)
The new fence would be installed over the course of 2-3 days with my father and family members completing the project.

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)

Due to the placement of my home in close proximity to the road, I am unable to install a fence that would provide adequate safety and full privacy for my children due to complying with current zoning requirements. Our neighborhood has many people who regularly walk the road, resulting in clear visibility into our yard.

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

The requested 6 foot fence height will not alter the character of the surrounding neighborhood, as it is limited to the patio area and transitions into a 3 foot fence elsewhere on the property. This design allows and provides additional safety and privacy for my children while still maintaining clear sightlines from my driveway to observe oncoming traffic.

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.

Kelly A. Regan
Signature (Applicant)

4-10-24
Date

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

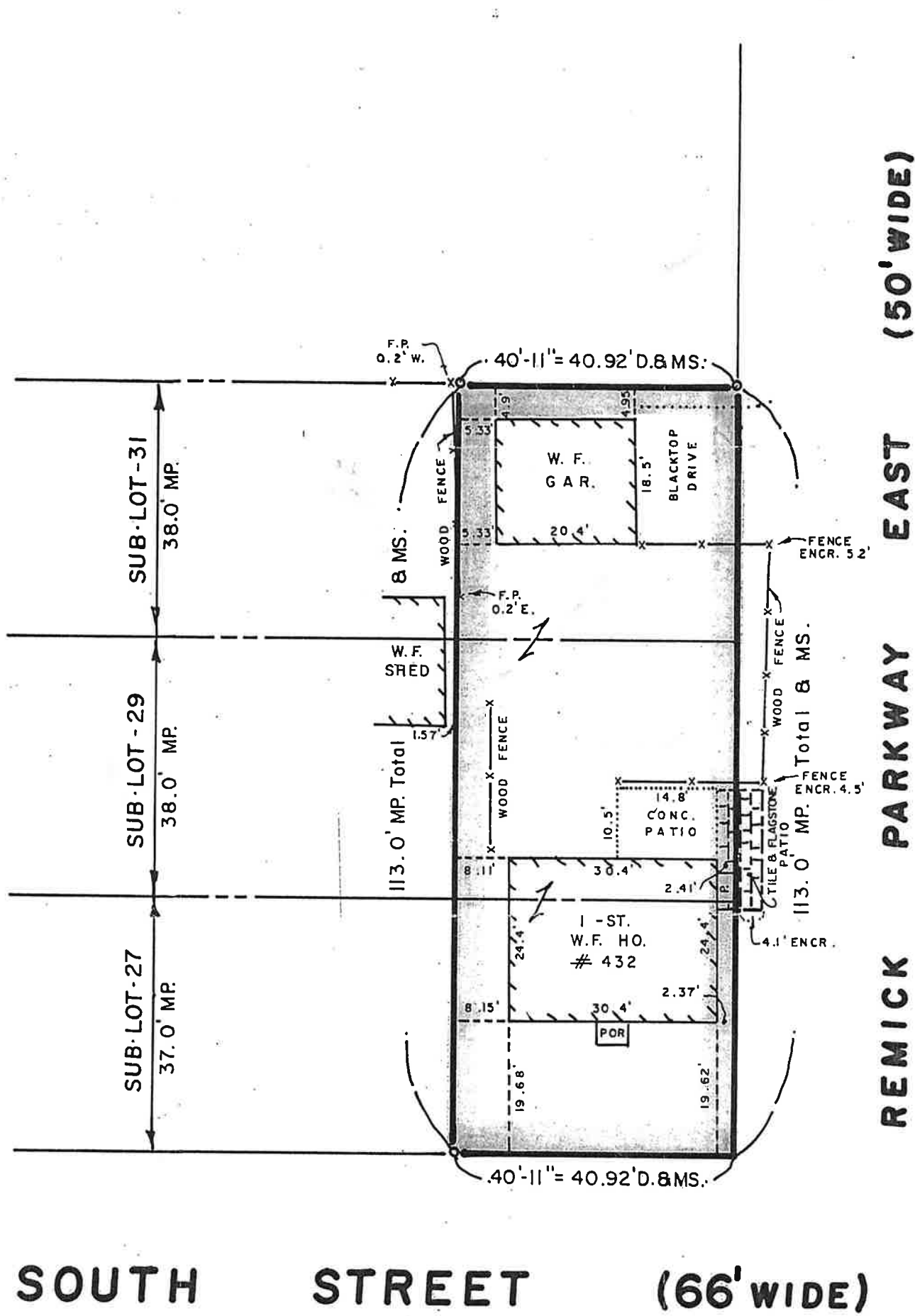
I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.

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.



SOUTH STREET (66' WIDE)



SURVEY OF PART OF			
LOT 6	SEC. 14	TWP. 14	RNG. 6
CITY: LOCKPORT			
COUNTY: NIAGARA			
STATE: NEW YORK			
JOB NO.: LC-09-1075			
DATE: 6-16-2009		SCALE: 1" = 20'	

JPH
LAND SURVEYORS
 347 EAST AVENUE
 LOCKPORT, NEW YORK 14094
 (716) 433-8033 FAX. 433-2237
 John P. Hinton
 N.Y.S. LIC. NO. 048155

LEGEND
 ○ - I.P. FOUND ● - I.P. SET □ - MON. MONUMENT
 D. - DEED, MS. - MEASURED, CALC. - CALCULATED, MR. - MAP
 AC. - ACRE, C. - CENTERLINE, ENC. - ENCROACHMENT
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY ANY EXAMINATION OF SUCH.
 ALTERING ANY ITEM ON THIS MAP IS, IN VIOLATION OF THE LAW, EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK EDUCATION LAW.
MAP REFERENCE:
 MAP FILED IN N.C.C.O. IN MFMB 18, P-1796