



# Building Inspection Department

Jason Dool  
Chief Building Inspector

Lockport Municipal Building  
One Locks Plaza  
Lockport, NY 14094  
Phone (716) 439-6754  
Fax (716) 439-6605

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April 27, 2026

Megan Brewer

## REGULAR MEETING

Please be advised that there are five (5) items on the agenda for the regularly scheduled meeting of the City of Lockport Planning Board on May 4, 2026. The Planning Board will convene at 4:30 P.M. for agenda discussion and a public hearing will be held at 5:00 P.M.

1. Salvatore Carubba. 87 Center Street. Request to subdivide the existing parcel into three lots situated in a Low Density Residential Zone.
2. Win Latt Chit & Eaint Thiri Aung. 101 Park Lane Circle. Request for a Special Use Permit to operate a short term rental situated in a Low Density Residential Zone.
3. David Tetrault. 326 West Avenue. Request for a Special Use Permit to operate a short term rental situated in a Mixed Use Neighborhood Zone.
4. David Tetrault. 186 East Avenue. Request for a Special Use Permit to operate a short term rental situated in a Mixed Use Neighborhood Zone.
5. Jamie Marshall. 77 Outwater Drive. Request for a Special Use Permit to harbor chickens and a coup situated in a Low Density Residential Zone.

\*\*\*IF YOU CANNOT ATTEND THIS MEETING, PLEASE CONTACT MEGAN AT 439-6754 or  
mbrewer@lockportny.gov \*\*\*

APPLICATION: APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

**CITY OF LOCKPORT  
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Louis Marcantonio PHONE: \_\_\_\_\_

NAME OF APPLICANT: Salvatore Carrubba PHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

ADDRESS OR LOCATION OF PROPOSAL: 87 Center Street

SIZE OF PARCEL OR STRUCTURE: 198.45' x 440.26' (see survey)

EXISTING ZONING: Residential

**PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:**

Site Plan Review \_\_\_\_\_ Special Use Permit \_\_\_\_\_ Home Occupation \_\_\_\_\_

Alteration to existing building \_\_\_\_\_ Rezoning \_\_\_\_\_ Other \_\_\_\_\_

**PROPOSED REQUEST**

Propose to subdivide lot to 3 lots to construct 3 individual homes  
864 SF each

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

**SEORA:**

This proposal constitutes a: ( ) Type I, ( ) Type II, ( ) Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: ( ) yes, ( ) no; a copy of this determination is attached ( ) yes, ( ) no.

PROPERTY-OWNER'S SIGNATURE \_\_\_\_\_

APPLICANT'S SIGNATURE \_\_\_\_\_

**PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.**

**Fees:**

- Site Plan review- \$25
- Special Use Permit- \$100 application, \$50 yearly renewal
- Home Occupation- \$100 application, \$50 yearly renewal
- Alteration to existing building- \$25
- Rezoning- \$100 or \$50 per half acre (whichever is greater)
- Subdivision request- \$200

(Suggested Description)

Proposed Lot 1

0.590± Acre

Job No. 10669

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Lockport, County of Niagara, State of New York, and being part of Lot 11, Section 15, Township 14, Range 6 of the Holland Land Company Survey (so-called) and being a portion of Sublot 8, on the west side Center Street according to a map made by Jesse P. Haines in 1853 and filed under Cover No. 261 and now filed in Microfilm Map Book 11 at Page 1079, bounded and described as follows:

BEGINNING AT A POINT on the centerline of Center Street (50.0 feet wide) at its intersection with the easterly extension of the north line of lands conveyed to Brenda Hutchinson, Linda Zwolenkiewicz and Brian C. Harden by deed recorded in the Niagara County Clerk's Office in Instrument No. 2012-05590; RUNNING THENCE: Westerly, at an interior angle of 90°-29'-29" with the last described line and along the north line of said Hutchinson, et al lands, a distance of 440.26 feet to a point on the west line of Sublot 8;

RUNNING THENCE: Northerly, at an interior angle of 88°-24'-58" with the last described line and along the west line of Sublot 8, a distance of 59.77 feet to a point;

RUNNING THENCE: Easterly, at an exterior angle of 88°-45'-34" with the last described line and parallel with the north line of Sublot 10, a distance of 439.11 feet to a point on the centerline of Center Street;

RUNNING THENCE: Southerly, along the centerline of Center Street, a distance of 57.12 feet to the POINT OR PLACE OF BEGINNING, containing 0.590 Acre, be the same, more or less.

SUBJECT TO easements, rights-of-way and restrictions of record.

SUBJECT TO the rights of the public in and to that portion of the above described land that lays within the bounds of Center Street.

BEING AND INTENDED TO BE a portion of lands conveyed to BOD Properties, LLC by deed recorded in the Niagara County Clerk's Office as Instrument No. 2025-05339.

(Suggested Description)

Proposed Lot 2  
0.845± Acre

Job No. 10669

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Lockport, County of Niagara, State of New York, and being part of Lot 11, Section 15, Township 14, Range 6 of the Holland Land Company Survey (so-called) and being a portion of Sublots 8 & 10, on the west side Center Street according to a map made by Jesse P. Haines in 1853 and filed under Cover No. 261 and now filed in Microfilm Map Book 11 at Page 1079, bounded and described as follows:

BEGINNING AT A POINT on the centerline of Center Street (50.0 feet wide) at a distance of 57.12 feet northerly measured from its intersection with the easterly extension of the north line of lands conveyed to Brenda Hutchinson, Linda Zwolenkiewicz and Brian C. Harden by deed recorded in the Niagara County Clerk's Office in Instrument No. 2012-05590;

RUNNING THENCE: Westerly, at an interior angle of  $90^{\circ}-08'-53''$  with the last described line and parallel with the north line of Sublot 10, a distance of 439.11 feet to a point on the west line of Sublot 8;

RUNNING THENCE: Northerly, at an interior angle of  $88^{\circ}-45'-34''$  with the last described line and along the west line of Sublots 8 & 10, a distance of 84.02 feet to a point;

RUNNING THENCE: Easterly, at an exterior angle of  $88^{\circ}-45'-34''$  with the last described line and parallel with the north line of Sublot 10, a distance of 437.51 feet to a point on the centerline of Center Street;

RUNNING THENCE: Southerly, along the centerline of Center Street, a distance of 84.00 feet to the POINT OR PLACE OF BEGINNING, containing 0.845 Acre, be the same, more or less.

SUBJECT TO easements, rights-of-way and restrictions of record.

SUBJECT TO the rights of the public in and to that portion of the above described land that lays within the bounds of Center Street.

BEING AND INTENDED TO BE a portion of lands conveyed to BOD Properties, LLC by deed recorded in the Niagara County Clerk's Office as Instrument No. 2025-05339.

(Suggested Description)

Proposed Lot 3  
0.573± Acre

Job No. 10669

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Lockport, County of Niagara, State of New York, and being part of Lot 11, Section 15, Township 14, Range 6 of the Holland Land Company Survey (so-called) and being a portion of Sublot 10, on the west side Center Street according to a map made by Jesse P. Haines in 1853 and filed under Cover No. 261 and now filed in Microfilm Map Book 11 at Page 1079, bounded and described as follows:

BEGINNING AT A POINT on the centerline of Center Street (50.0 feet wide) at the northeast corner of Sublot 10;

RUNNING THENCE: Southerly, at an interior angle of 89°-51'-07" with the last described line and along the centerline of Center Street, a distance of 57.11 feet to a point;

RUNNING THENCE: Westerly, at an interior angle of 90°-08'-53" with the last described line and parallel with the north line of Sublot 10, a distance of 437.51 feet to a point on the west line of Sublot 10;

RUNNING THENCE: Northerly, at an interior angle of 88°-45'-34" with the last described line and along the west line of Sublot 10, a distance of 57.12 feet to the northwest corner thereof;

RUNNING THENCE: Easterly, along the north line of Sublot 10, a distance of 436.42 feet to the POINT OR PLACE OF BEGINNING, containing 0.573 Acre, be the same, more or less.

SUBJECT TO easements, rights-of-way and restrictions of record.

SUBJECT TO the rights of the public in and to that portion of the above described land that lays within the bounds of Center Street.

BEING AND INTENDED TO BE a portion of lands conveyed to BOD Properties, LLC by deed recorded in the Niagara County Clerk's Office as Instrument No. 2025-05339.



**BALLYOGAN PROPERTIES LLC**  
 REPUTED OWNER  
 INST. NO. 2012-03991

**LEGEND**  
 ○○○○○○ STONE WALL  
 ———— OVERHEAD ELECTRIC & TELEPHONE  
 -x- FENCE  
 ∅ P.P.

**STANISLAV STANKOVSKIY**  
 REPUTED OWNER  
 INST. NO. 2019-12180  
 LOT-12  
 434.6' DEED = 434.5' MAP = 436.42' MEAS.  
 409.54' DEED = 411.42' MEAS.  
 NORTH LINE SUBLT-10

**PROPOSED LOT-3**  
 0.573± Ac.

**LOT-10**

437.51' MEAS.  
 PARALLEL WITH NORTH LINE SUBLT-10

**PROPOSED LOT-2**  
 0.845± Ac.

435.8' MAP

**BOD PROPERTIES, LLC**  
 REPUTED OWNER  
 INST. NO. 2025-05339

439.11' MEAS.  
 PARALLEL WITH NORTH LINE SUBLT-10

**PROPOSED LOT-1**  
 0.590± Ac.

**LOT-8**

413.00' DEED= 415.26' MEAS.

440.26' MEAS.  
 NORTH LINE INST. NO. 2012-05590

**BRENDA HUTCHINSON, ET AL**  
 REPUTED OWNER  
 INST. NO. 2012-05590

**McINTOSH & McINTOSH, P.C.**  
 CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS  
 429 PINE STREET, LOCKPORT, NEW YORK 14094  
 PHONE 433-2535 PHONE 625-8360

ALSO BEING PART OF LOT-11, SEC.-15, TWP-14, R.-6, HOLLAND PURCHASE  
 ALSO SEE REFERENCE MAP FILED UNDER COVER NO. 261

© 2026 McINTOSH & McINTOSH, P.C.  
 ALL RIGHTS RESERVED

NOTE: 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.

RESURVEY	REVISION

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7206, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

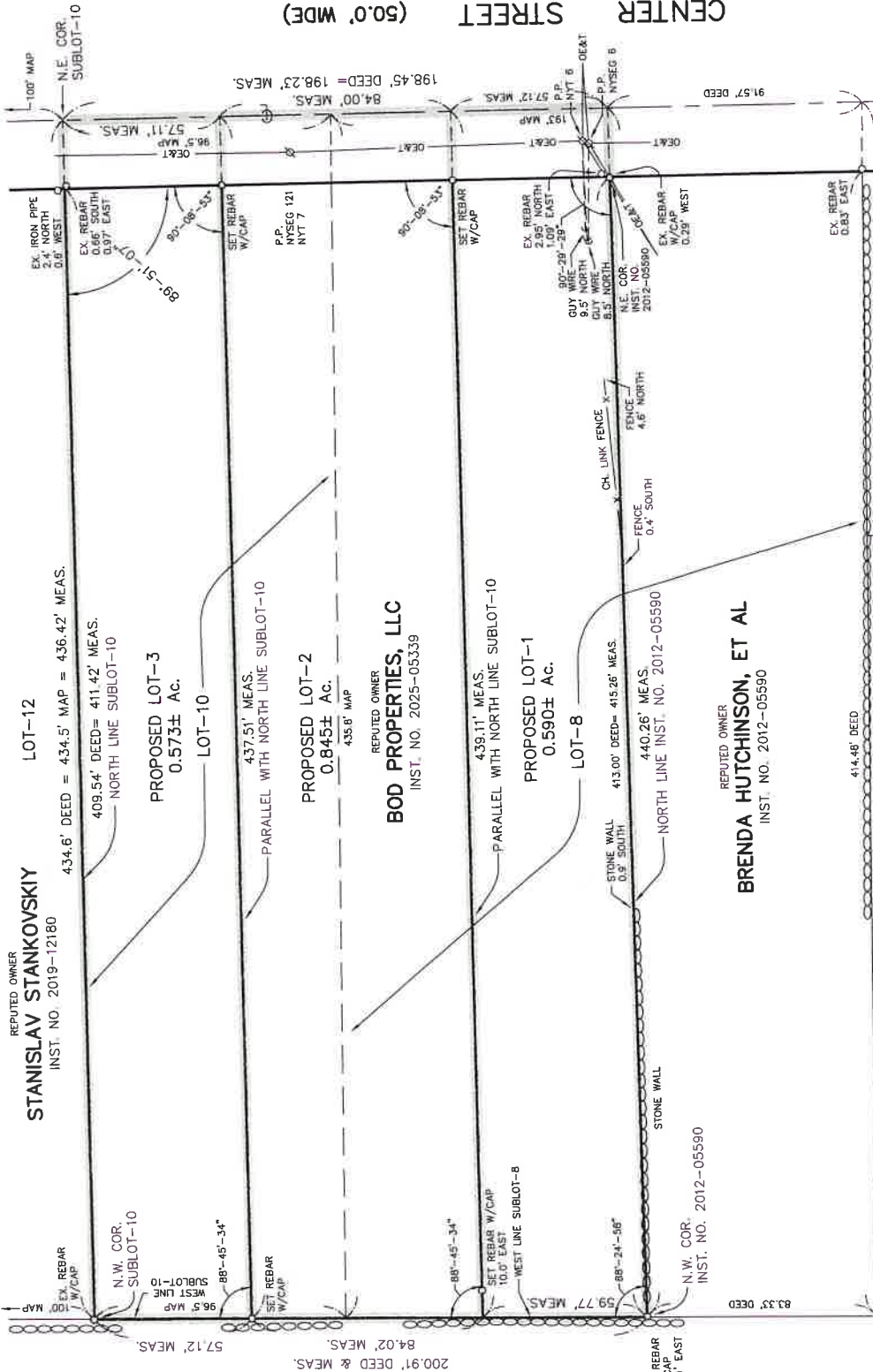
JOB No. 10669

SCALE: 1" = 40'

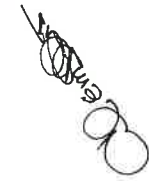
DATE: APRIL 3, 2026

**SURVEY OF SUBDIVISION LOT-10 AND PART OF LOT-8, WEST SIDE CENTER STREET CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK**  
 REFERENCE MAP FILED IN MICROFILM MAP BOOK-11, PAGE-1079

DRAWN	JEM III
COMP.	JEM III
DESC.	JEM III
CADFILE	10669.DWG



**CENTER STREET (50.0' WDE)**





# Building Inspection Department

Jason Dool  
Chief Building Inspector

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

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## NOTICE OF PUBLIC HEARING

Case No. 0004

March 16, 2026

«AddressBlock»

Dear Sir or Madam:

A request for a Special Use Permit has been submitted by Win Latt Chit and Eaint Thiri Aung, Case No. 0004, regarding property located at 101 Park Lane Circle, Lockport, New York, 14094, to the Building Inspection Department.

The request is for a Special Use Permit operate a short term rental located at 101 Park Lane Circle, Lockport, New York, situated in a Low Density Residential Zone.

This request will be presented to the Lockport Planning Board on Monday, April 6, 2026 at 5:00 P.M. at which time you may appear, if you so desire, either in person or by agent or attorney.

Lockport Planning Board

Megan Brewer  
Secretary

APPLICATION: APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

CITY OF LOCKPORT  
PLANNING BOARD APPLICATION

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Win Latt Chit, Eaint Thiri <sup>Aung</sup> PHONE: 7167172324

NAME OF APPLICANT: Win Latt Chit, Eaint Thiri <sup>Aung</sup> PHONE: 7167172324

EMAIL ADDRESS: winlattchit8989@gmail.com

ADDRESS OR LOCATION OF PROPOSAL: 101 Park Lane Cir, Lockport, NY  
14094

SIZE OF PARCEL OR STRUCTURE: 1392 sqft

EXISTING ZONING: Residential

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review \_\_\_\_\_ Special Use Permit  Home Occupation \_\_\_\_\_

Alteration to existing building \_\_\_\_\_ Rezoning \_\_\_\_\_ Other \_\_\_\_\_

PROPOSED REQUEST

Requesting a Special Use Permit to operate a short-term rental (Airbnb) in a single-family home. The property is owner-occupied and will host a maximum of 4-6 guests. Off-street parking is available in the driveway. The owner will manage the property to ensure quiet and respectful use.

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

SEORA:

This proposal constitutes a: ( )Type I, ( )Type II, ( )Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: ( )yes, ( )no; a copy of this determination is attached ( )yes, ( )no.

PROPERTY OWNER'S SIGNATURE           *Chris*          *Theresa*          

APPLICANT'S SIGNATURE           *Chris*          *Theresa*          

**PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.**

**Fees:**

- Site Plan review- \$25
- Special Use Permit- \$100 application, \$50 yearly renewal
- Home Occupation- \$100 application, \$50 yearly renewal
- Alteration to existing building- \$25
- Rezoning- \$100 or \$50 per half acre (whichever is greater)
- Subdivision request- \$200

Property Address: 101 Park Lane Circle, Lockport,  
NY 14094.

### Description of Proposed Use:

The property located at 101 Park Lane Circle will be used as a short-term rental (AIR BNB)


The house is a single-family home with 3 bed rooms and 1.5 bathrooms and can accommodate a maximum of 6 guests.

The owner occupies and manages the property and will oversee all guest activities. The rental will be operated in a responsible manner to ensure minimal impact on the surrounding neighborhood.

Parking will be provided in the private driveway with space available for up to two vehicles. Guests will be instructed not to park on the street when possible. →

No parties or large gatherings will be permitted at the property. Quiet hours will be enforced after 10:00 pm to respect the neighborhood.

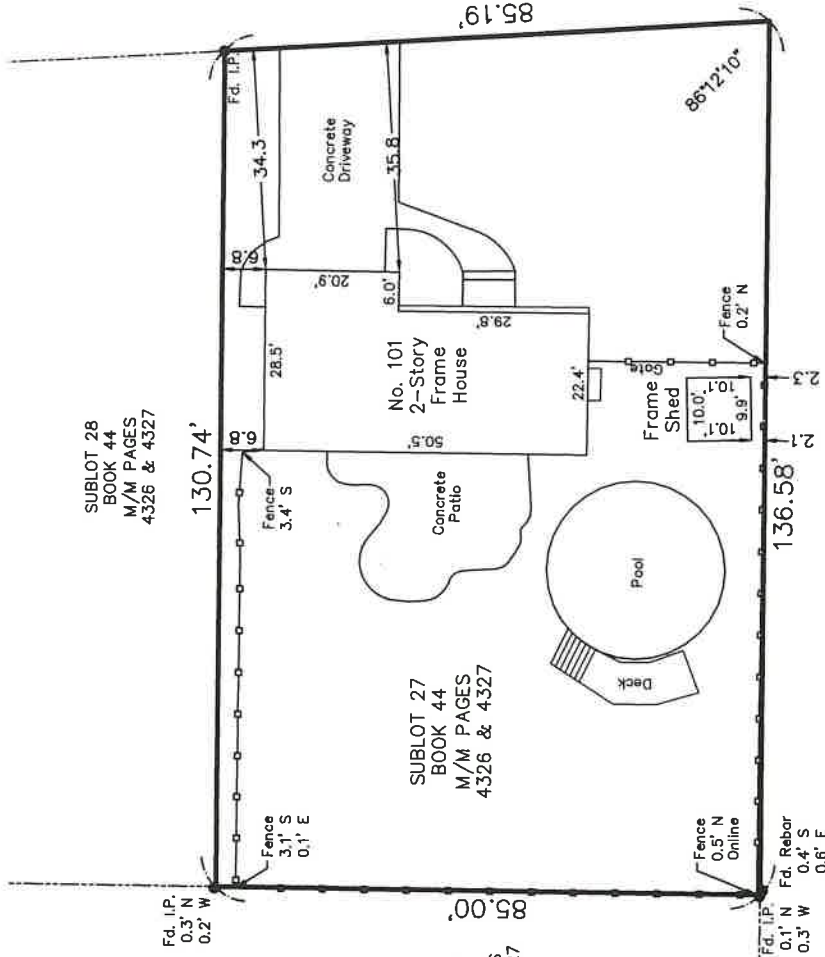
The purpose of the short-term rental is to provide temporary accommodations for visitors while maintaining the residential character of the neighborhood.

Applicant Name: Winlatt Chit. Eaint Thiri Aung  
Signature:  Thiri Aung

Date: 03/16/2026.

# SURVEY

101 PARK LANE CIRCLE  
LOCKPORT, NEW YORK



PARK LANE CIRCLE  
(65.0' WIDE)

PARK LANE CIRCLE  
(65.0' WIDE)

1" = 30'



*Jeff*

THIS MAP 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

GENZEL LAND SURVEYING, P.C. ©2022  
 7033 COLE ROAD ; COLDEN, NEW YORK 14033  
 PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM  
 JOB NO. 8617 DATE: 08/15/22 DWN. BY: DJK

ADDRESS: 101 PARK LANE CIRCLE, LOCKPORT NEW YORK  
 DATE OF SURVEY: 07/19/22 DATE OF MAP: 08/15/22  
 SURVEY REFERENCE: BOOK 44 OF MICROFILMED MAPS AT PAGE 4326 & 4327

LEGAL: PART OF LOT-4, S-14 T-14, R-8 OF THE HOLLAND LAND COMPANY'S SURVEY DISTINGUISHED AS SUBLOT 27, BOOK 44 OF MICROFILMED MAPS AT PAGE 4326 & 4327, CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK STATE.

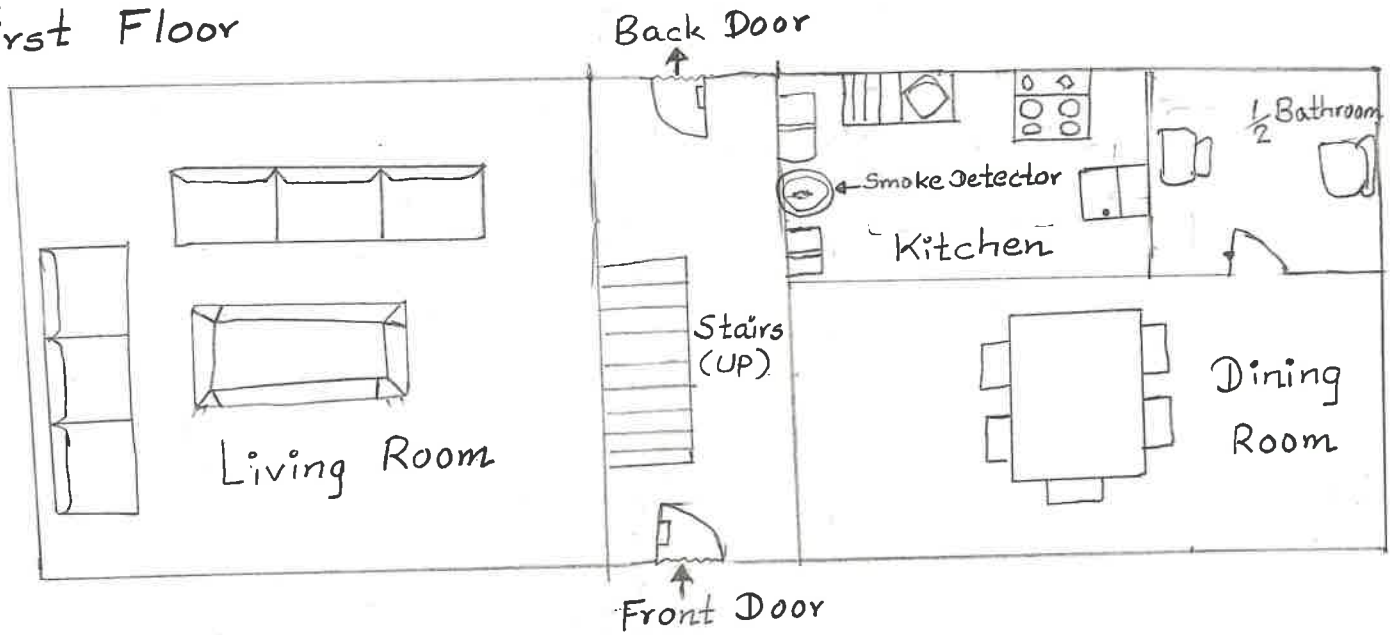
NO PROPERTY CORNER WERE SET AS PART OF THIS SURVEY

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH

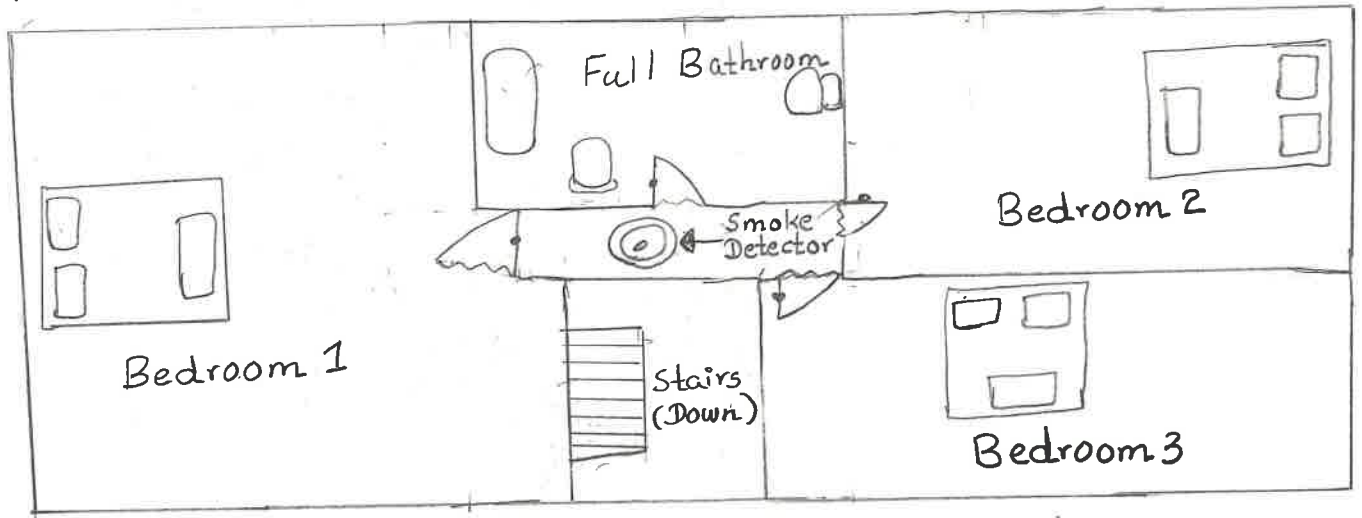
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW

101 Park Lane Circle,  
Lockport, NY 14094  
Floor Plan  
3 Bedrooms / 1.5 Bathrooms

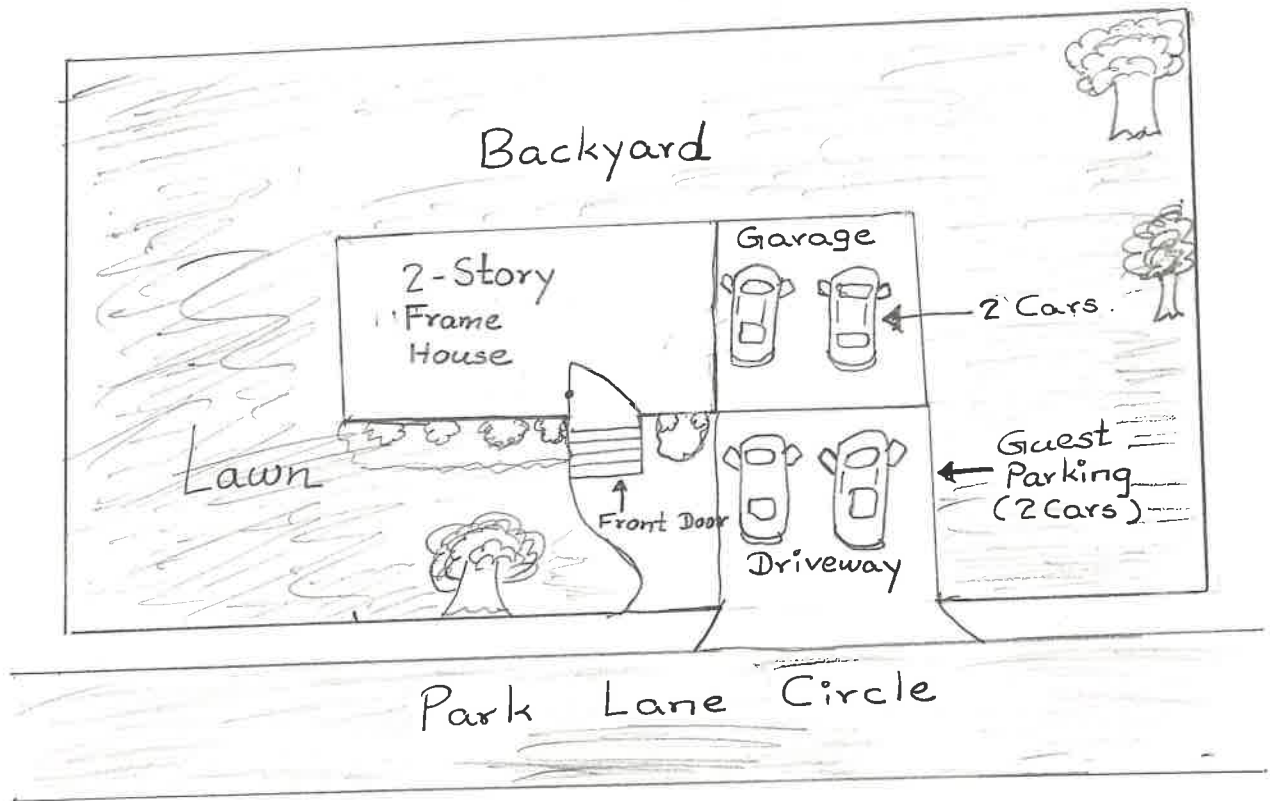
First Floor



Second Floor



101 Park Lane Circle,  
Lockport, NY 14094  
Property Plot Plan



- Maximum 6 guests
- Driveway parking for 2 vehicles.
- No parties allowed.
- Quiet hours after 10PM.

Approving this request would open the door for additional short-term rentals, gradually transforming our residential neighborhood into a commercial lodging zone. This is a long-term risk that affects every homeowner.

14  
PARK LANE -  
CIRCLE

We respectfully request that the board deny the application for a short-term rental at [Address] in order to preserve the safety, stability, and residential character of our community.

Signed, Residents of PARK LANE CIRCLE & E. PARK DR LOCKPORT, N.Y.  
[Neighborhood Name] 716-433-4003

- Christine E Sullivan - 12 Park Lane Circle - Lockport NY
- Charles Fruscione 16 PARK LANE CIR 716-280-3002  
LOCKPORT NY
- Francis P. Sullivan 12 PARK LANE CIR 716 433-2003  
LOCKPORT NY 14094
- Barbara A Gregson 69 Park Lane Circle, Lockport, NY 716-433-1561
- Linda & David 95 Park Lane Circle Lockport N.Y 14094 716-433-0656
- Patricia Williams 130 Park Lane Cir. 14094 716-433-4755
- Patricia Isador 161 PARK LANE CIR 14094 716-433-1634
- Carol A. Amodeo 46 E. Park Dr - 14094 716 417-1049
- Richard B Amodeo " " (716) 417 1063
- Mary Ann Daniels 93 PARK LANE CIRCLE 14094 (716) 228-6328
- Hebbie Bernardi 165 Park Lane Circle (716) 930-0058
- Mary Medelcho 153 Park Lane Cir (716) 434 3190
- Marilyn Minner 23 Park Lane Circle
- Teresa Hogue 54 EAST PARK DR 716 434 0228
- Gloria Esposito 58 EAST PARK DR, Lockport, NY 716-618-8846  
716-434-3683
- Cynthia Lee 50 East Park Dr Lockport NY 716-434-2224

Approving this request would open the door for additional short-term rentals, gradually transforming our residential neighborhood into a commercial lodging zone. This is a long-term risk that affects every homeowner.

101 We respectfully request that the board deny the application for a short-term rental at [Address] in order to preserve the safety, stability, and residential character of our community.

Signed, Residents of [Neighborhood Name] <sup>PARK LANE CIRCLE & E PARK DR.</sup> <sup>LOCKPORT, N.Y.</sup>

- [Signature]* 49 Park Lane Cir. 716 439-9968
- Lynda Stoehting 57 Park Lane Circle 716-471-7333
- Jacqueline Rizzo 129 Park Lane Circle (716) 310-5290
- Jenna Farley 42 Park Lane Circle 716-432-9972
- Mary Ellen Charrot Park Lane Cir.
- Jan Bio 129 Park Lane Circle 716-909-6503
- Juste Podszlowski 79 Park Lane Circle 716-574-4596
- Alexander Williams 130 Park Lane Circle Lockport, N.Y.
- Cheryl Cleveland 74 Park Lane Circle Lockport NY 14094 716-870-0916 14094
- Ronald Cleveland 74 Park Lane Circle Lockport NY 14094 716-870-0253
- James Stoehting 57 Park Lane Circle Lockport, N.Y. 14094 716-471-1480
- William Reed 79 Park Lane Circle Lockport NY 14094 716-417-2240
- Joseph Anderson 125 Park Lane Circle Lockport NY 14094 716-220-3082
- Michael M... 31 East Park Drive Lockport N.Y. 14094 716-583-4508
- Grace Richards Kelley 31 E. Park Drive Lockport NY 14094 716-525-3733
- Cadlin Kelley 31 E. Park Drive Lockport NY 14094 716-860-6320

71 PLC

43 PLC

30 EPD

28 PLC

Approving this request would open the door for additional short-term rentals, gradually transforming our residential neighborhood into a commercial lodging zone. This is a long-term risk that affects every homeowner.

We respectfully request that the board deny the application for a short-term rental at [Address] in order to preserve the safety, stability, and residential character of our community. 101 Park Lane Circle, Lockport NY 14094

Signed, Residents of [Neighborhood Name] Park Lane Circle + East Park Drive

Ann Marie Lewis / Ann Marie Lewis 70 East Park Dr. Lockport NY  
66 E Park Dr Lockport

Peggy Echlin / Peggy Echlin 42 E. Park Dr Lockport NY  
(716) 266-8150 14094

Pasquolina Wilson 38 E. Park Dr.  
David Wilson Lockport, NY (716) 433-5500

Corey M. Wright 29 Park Lane Circle (315) 345-542  
Lockport, NY 14094

Helen Wright 29 Park Lane Circle 315-730-  
Lockport NY 14094 0713

David Marotta 38 Park Circle  
716-491-4807

Kare Holden 17 Park Lane Circle  
Lockport NY 14094

Julie Kramp 4 Park Lane Circle  
Lockport, NY 14094

Mark E. Albain 86 Park Lane Circle  
Lockport, NY 14094

David Davis 35 Park Lane Circle  
Lockport, NY 14094

Approving this request would open the door for additional short-term rentals, gradually transforming our residential neighborhood into a commercial lodging zone. This is a long-term risk that affects every homeowner.

We respectfully request that the board deny the application for a short-term rental at [Address] in order to preserve the safety, stability, and residential character of our community. 101 Park Lane Circle, Lockport, NY 14094

Signed, Residents of [Neighborhood Name] Park Lane Circle + East Park Drive

Stephen Sander 80 Park Lane Circle  
(716) 870 6779

Subra Sreen 94 Park Lane Circle

 94 Park Lane Circle

Ryan Jones 104 Park Lane Circle

Haley Kate Jones 104 Park Lane Circle

Kim A Hill 113 Park Lane Circle

Amy L Hill 113 Park Lane Circle

Jayne Ames 100 Park Lane Circle

Maria Paglieri 108 Park Lane Circle

Anthony Paglieri 108 Park Lane Circle

A Boucher 124 Park Lane Circle

Lisa H Richards 136 Park Lane Circle

Approving this request would open the door for additional short-term rentals, gradually transforming our residential neighborhood into a commercial lodging zone. This is a long-term risk that affects every homeowner.

<sup>101</sup> PARK LANE  
We respectfully request that the board deny the application for a short-term rental at [Address] in order to preserve the safety, stability, and residential character of our community.

Signed, Residents of [Neighborhood Name]

PARK LANE CIRCLE & E. PARK DRIVE  
LOCKPORT, N.Y. 14094

---

D Parada 42 Park Lane Circle  
Paul Bronschilde 9 Park Lane circle 716-254-4099  
Joanne Bronschilde 9 Park Lane Circle 716 254-4099  
Ann Vidy 22 E. Park Dr. 716 990-7359  
Ann Brown 10 E Park Dr. 716 903653  
Mary E. Katsella 6 East Park Dr. 716 434343  
LINDSEY KUHNLE 26 PARK LANE CIR. 716-912-7316  
Shirley M. Stewart 26 Park Lane Circle 716-912-4963  
Mecha B. ~~Stewart~~ 26 PARK LANE CIR. 716-916-8777  
Kathleen Desain 13 Park Lane Cir. 716-870-2707  
Santo Desain 13 Park Lane Cir.

Approving this request would open the door for additional short-term rentals, gradually transforming our residential neighborhood into a commercial lodging zone. This is a long-term risk that affects every homeowner.

**We respectfully request that the board deny the application for a short-term rental at [Address] in order to preserve the safety, stability, and residential character of our community.** 101 Park Lane Circle, Lockport, NY 14094

Signed, Residents of [Neighborhood Name] <sup>Park Lane Circle + East Park Drive</sup>  
Raymond W. Dams 93 PARK LANE CIRCLE 14094 716-228-6328

- Jamie Ketata 58 Park Lane Cir 14094
- Mark Ketta 58 Park Lane Cir 14094
- Melvin Portalt 93 Park Lane Cir 14094
- Linda McCampbell 77 Park Lane Circle 14094
- Diane Feneuil Calla 73 Park Lane Circle 14094
- [Signature] 73 Park Lane Cr. 14094
- John M. [Signature] 73 Park Lane Cr 14094
- [Signature] 73 Park Lane Circle



# 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. 0005

April 20, 2026

Megan Brewer

Dear Sir or Madam:

A request for a Special Use Permit has been submitted by David Tetrault, Case No. 0005, regarding property located at 326 West Avenue, Lockport, New York, 14094, to the Building Inspection Department.

The request is for a Special Use Permit operate a short term rental located at 326 West Avenue, Lockport, New York, situated in a Mixed Use Neighborhood Zone.

This request will be presented to the Lockport Planning Board on Monday, May 4, 2026 at 5:00 P.M. at which time you may appear, if you so desire, either in person or by agent or attorney.

Lockport Planning Board

Megan Brewer  
Secretary

OAS  
Send to  
with me

APPLICATION: APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

**CITY OF LOCKPORT  
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Niagara Historic Inn PHONE: ~~716-533-2222~~

NAME OF APPLICANT: David Tetrautt PHONE: ~~716-533-2222~~

EMAIL ADDRESS: ~~dtetrautt@niagarahistoric.com~~

ADDRESS OR LOCATION OF PROPOSAL: 326 West Avenue, Lockport NY

SIZE OF PARCEL OR STRUCTURE: Building 5910 sq/ft land 0.513 ac 14094

EXISTING ZONING: Mixed

**PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:**

Site Plan Review \_\_\_\_\_ Special Use Permit  Home Occupation \_\_\_\_\_

Alteration to existing building \_\_\_\_\_ Rezoning \_\_\_\_\_ Other \_\_\_\_\_

PROPOSED REQUEST  
Renovation of Existing Structure for Short Term Rentals

REQUIRED ENCLOSURES:

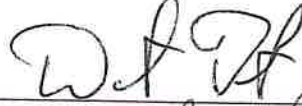
In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

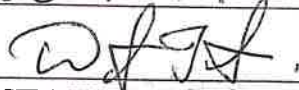
SEORA:

This proposal constitutes a: ( )Type I, ( )Type II, ( )Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: ( )yes, ( )no; a copy of this determination is attached ( )yes, ( )no.

PROPERTY OWNER'S SIGNATURE \_\_\_\_\_



APPLICANT'S SIGNATURE \_\_\_\_\_



**PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.**

**Fees:**

Site Plan review- \$25

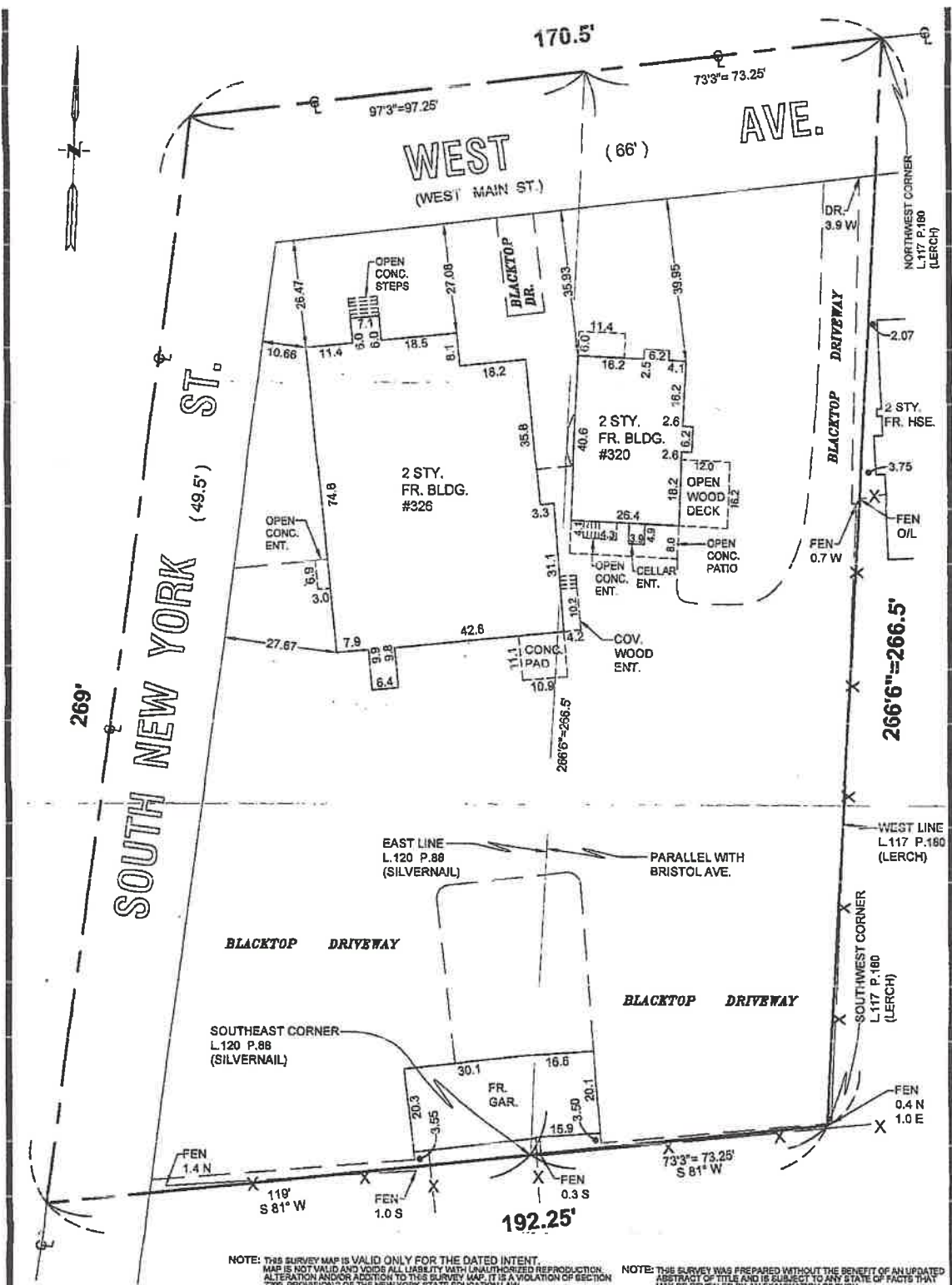
Special Use Permit- \$100 application, \$50 yearly renewal

Home Occupation- \$100 application, \$50 yearly renewal

Alteration to existing building- \$25

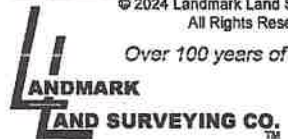
Rezoning- \$100 or \$50 per half acre (whichever is greater)

Subdivision request- \$200



NOTE: THIS SURVEY MAP IS VALID ONLY FOR THE DATED INTENT. MAP IS NOT VALID AND VOIDS ALL LIABILITY WITH UNAUTHORIZED REPRODUCTION, ALTERATION AND/OR ADDITION TO THIS SURVEY MAP. IT IS A VIOLATION OF SECTION 7206, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: 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 AN EXAMINATION OF SUCH.



PO Box 182 - Sanborn, NY 14132

Niagara County (716) 731-4080  
 Erie County (716) 854-6338

> Fax (716) 731-4499

- Successor to the Records of:**
- Newton Land Surveying ..... Est. 1895
  - Stuta, P. .... Est. 1991
  - Wilson, M.F. .... Est. 1889
  - Nowacki, M.L. .... Est. 1988
  - Newton, W.J. .... Est. 1860
  - Poyer, F.J. .... Est. 1866
  - Covey, J.E. .... Est. 1955
  - Richards, E.S. .... Est. 1955
  - Badrinski, I.S. .... Est. 1950
  - Devlin, J. .... Est. 1945
  - Kuster, A.S. .... Est. 1922
  - Houllston, G. .... Est. 1904

Residential & Commercial  
 Licensed in the State of New York and Florida

*Paul D'Amico PLS*

THIS MAP VOID UNLESS EMBOSSED WITH NYSPLS SEAL 49968

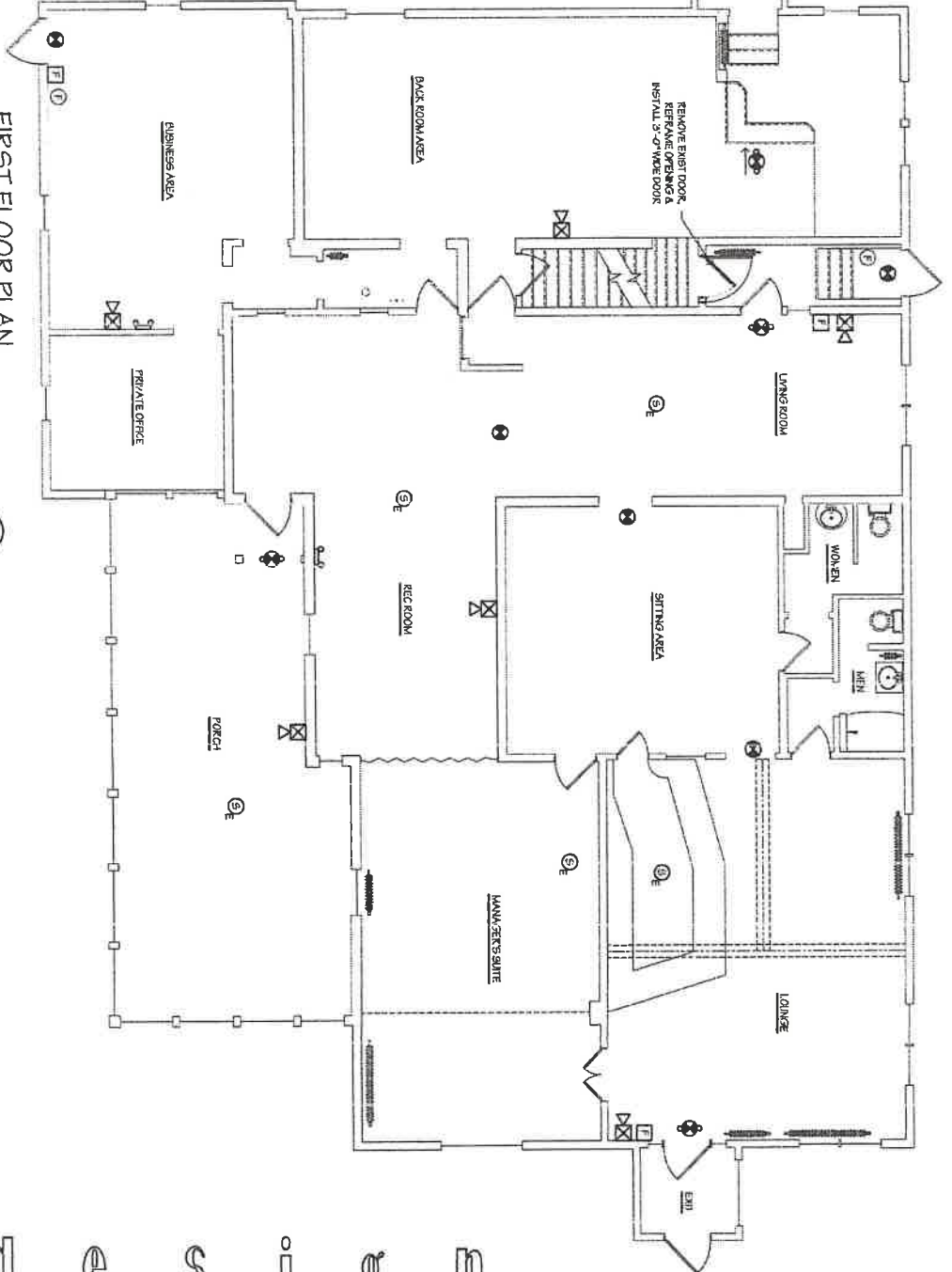
CITY OF LOCKPORT	COUNTY OF NIAGARA	NEW YORK	
PART OF LOT - 59	TOWNSHIP - 14	RANGE - 7	HOLLAND LAND CO.
SUBLOTS - 80 & 82	MFMBK. 10 P.980	REF. DEED L.1603 P.847	
SBL # 108.76-1-1	SCALE 1" = 30'	JOB # 2240184	DATE: 04/26/2024

**GENERAL & STRUCTURAL NOTES**

- EVALUATION OF THE EXISTING STRUCTURE IS BASED ON RECORDS AND VISUAL INSPECTION WITHIN THE 2020 NEW YORK STATE EXISTING BUILDING CODE.
- EVALUATION OF THE EXISTING STRUCTURE IS BASED ON THE DEFINITION FOR REHABILITATION REPAIR, LABEL 1 ALTERATION AND CHANGE OF OCCUPANCY IN ACCORDANCE WITH CHAPTER 6, CLASSIFICATION OF WORK IN THE 2020 NEW YORK STATE EXISTING BUILDING CODE. ALL WORK IS EVALUATED UNDER THE AUTHORITY OF CHAPTER 13, PERFORMANCE COMPLIANCE METHODS.
- OCCUPANCY CLASSIFICATION:
  - A-2 ASSEMBLY, FIRST FLOOR
  - K-1 BOARDING HOUSE, SECOND FLOOR
  - R-1 BOARDING HOUSE, ALL FLOORS
- CONSTRUCTION CLASSIFICATION: TYPE 1B
- BUILDING CONSTRUCTION:
  - TYPE 1B
  - ACTUAL BUILDING HEIGHT: 2 STORY.
  - MAXIMUM ALLOWABLE HEIGHT: 22.3166 F.F.
  - ACTUAL BUILDING AREA: 5,910.3 S.F.
  - MAXIMUM ALLOWABLE AREA: 5,910.3 S.F.
- ALL DIMENSIONS ARE TO EXISTING INTERIORS.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL CODES. LOCAL, STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH APPLICABLE CODES AND AGENCIES, AND FOR NOTIFYING GOVERNING BODIES FOR APPROPRIATE INSPECTIONS.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, NFPA 70-7.
- THE LOCATION OF ITEMS SUCH AS FINISHES, WATER HEATER, VENTS AND FLEX OTHER MECHANICAL SYSTEMS, UTILITY SERVICES AND OTHER ITEMS WILL BE DETERMINED BY THE CONTRACTOR.
- DESIGN LOADS ARE AS FOLLOWS:
  - FLOOR LOADS - STORAGE: 120 PSF
  - FLOOR LOADS: 100 PSF
  - DECK LOAD: 80 PSF
  - GLAZING SNOOK LOAD: 50 PSF
  - SLOPED ROOF SNOOK LOAD: 50 PSF
  - ROOF LOAD: 10 PSF
  - WIND AND SEISMIC: 115 MPH

**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**ELECTRICAL LEGEND**

SYMBOL	DESCRIPTION
(Circle with cross)	EXIT LIGHT
(Circle with cross and dot)	EXIT / EMERGENCY LIGHT COMBO
(Circle with cross and triangle)	EMERGENCY LIGHT
(Circle with cross and square)	SMOKE DETECTOR
(Circle with cross and diamond)	EMERGENCY EXIT DEVICE
(Circle with cross and star)	CARBON MONOXIDE DETECTOR
(Circle with cross and hexagon)	FALL STATION
(Circle with cross and octagon)	STROBE
(Circle with cross and circle)	MOUSE STROBE

**ELECTRICAL NOTES**

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL CODES. LOCAL, STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH APPLICABLE CODES AND AGENCIES, AND FOR NOTIFYING GOVERNING BODIES FOR APPROPRIATE INSPECTIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS ON THESE DRAWINGS PRIOR TO CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.
- ALL SMOKE & CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED WHERE POSSIBLE WITHOUT DISTURBING THE EXISTING FINISH MATERIALS. IF NOT POSSIBLE, DEVICES SHALL BE SINGLE STATION DEVICES AND BE BATTERY OPERATED.

**WALL LEGEND**

SYMBOL	DESCRIPTION
(Dashed line)	EXISTING WALL CONSTRUCTION TO REMAIN
(Solid line)	EXISTING WALL CONSTRUCTION TO BE REMOVED
(Dotted line)	NEW WALL CONSTRUCTION, REFER TO WALL TYPES FOR DETAILS

**Life by Design**  
 designs to build your life or  
 residential • commercial • church design

CLIENT NAME / PROJECT TITLE:  
**DAVID TETRAULT**  
 TETRAULT RENOVATION & CODE REVIEW

CONTENTS ON SHEET:  
**FLOOR PLAN, NOTES & SCHEDULES**

PROJECT LOCATION:  
**326 WEST AVENUE**  
**LOCKPORT, NEW YORK**

CONTENTS ON SHEET:  
**SHEET 1 OF 4**

DATE:  
**12-11-25**

REV:

DESIGNER:  
 charles a. dahlke, r.a.  
 registered architect  
 6924 robinson road  
 lockport, new york  
 716 - 727 - 3191  
 cdahlke@charlesdahlke.com

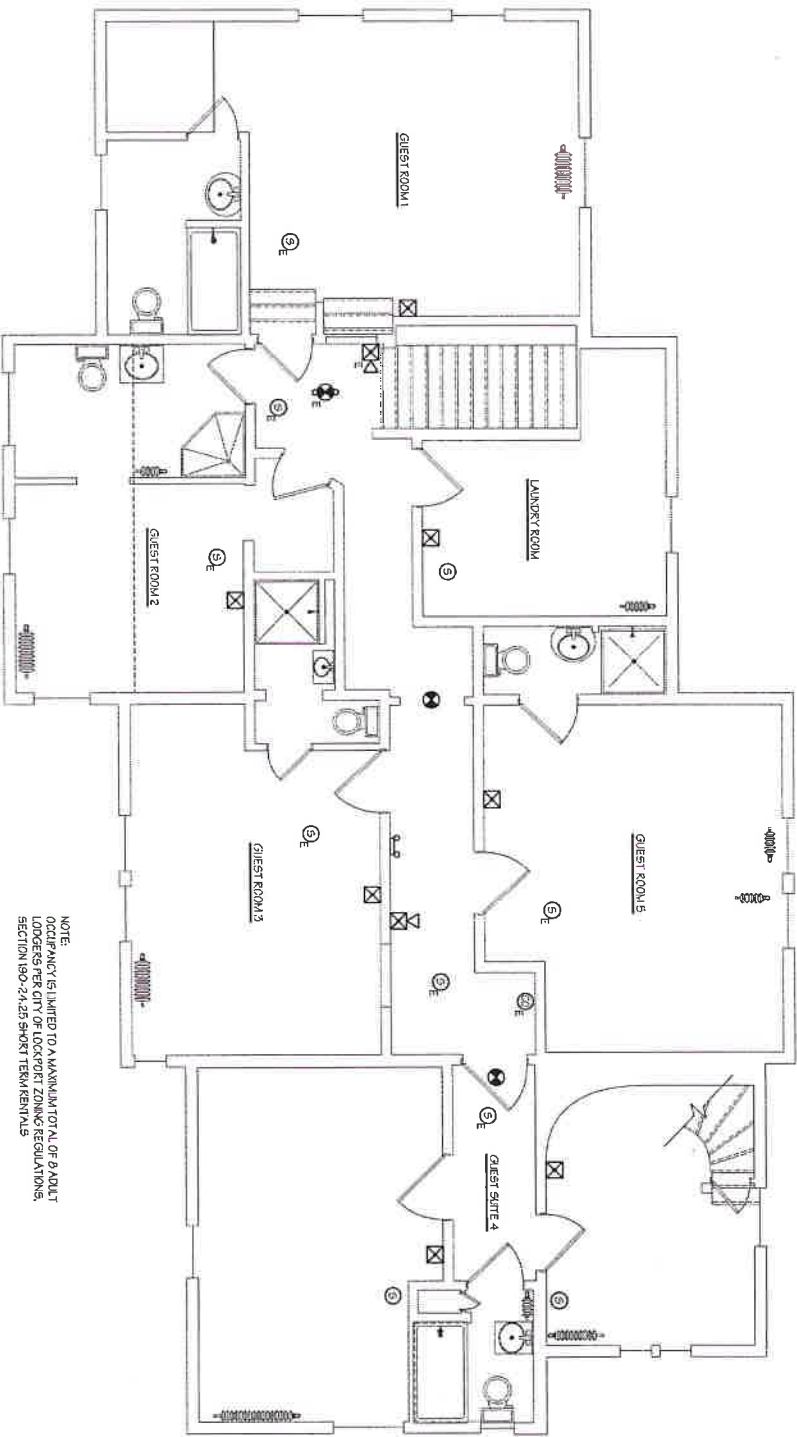
**Life by Design**  
 architecture  
 6924 robinson road  
 lockport, new york  
 716 - 727 - 3191  
 cdahlke@charlesdahlke.com

REGISTERED ARCHITECT  
 CHARLES A. DAHLKE  
 STATE OF NEW YORK  
 No. 111755

SYMBOL	DESCRIPTION
⊗	EXIT LIGHT
⊕	EXIT / EMERGENCY LIGHT CROWD
⊕	EMERGENCY LIGHT
⊕	SMOKE DETECTOR
⊕	⊖ DENOTES ENGINE DEVICE
⊕	CARBON MONOXIDE DETECTOR
⊕	FIRE STATION
⊕	SIRIBE
⊕	HORN STRIKE

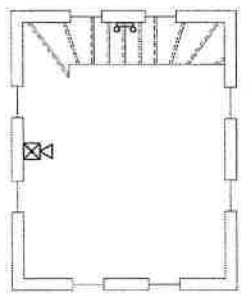
**ELECTRICAL NOTES**

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL CODES. LOCAL, STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODES AND ORDINANCES, AND FOR NOTIFYING ALL AFFECTED AGENCIES AND AGENCIES OF ANY CHANGES TO THE DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS ON ANY DISCREPANCIES TO THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.
3. ALL SMOKE & CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED WHERE POSSIBLE WITH HOUR DURATION THE ENGINE FINISH MATERIALS. IF NOT POSSIBLE, DEVICES SHALL BE ENGINE STATION DEVICES AND BATTERY OPERATED.



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

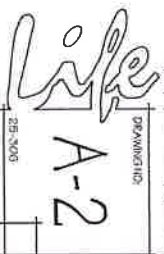
1



MEZZANINE FLOOR PLAN  
SCALE: 1/4" = 1'-0"

2

NOTE:  
OCCUPANCY IS LIMITED TO A MAXIMUM TOTAL OF 8 ADULT LODGERS PER CITY OF LOCKPORT ZONING REGULATIONS, SECTION 190-24.25 SHORT TERM RENTALS



CLIENT NAME / PROJECT TITLE: <b>DAVID TETRAULT TETRAULT RENOVATION &amp; CODE REVIEW</b>	PROJECT LOCATION: <b>326 WEST AVENUE LOCKPORT, NEW YORK</b>
CONTENTS ON SHEET: <b>FLOOR PLANS NOTES &amp; SCHEDULES</b>	CONTENTS ON SHEET: <b>SHEET 2 OF 4</b>
DATE: <b>12-11-25</b>	REV:

DESIGNER:  
**Matthew P. Greenwald  
Building Design Professional  
mgreenwald@lbdnyc.com**

CHARLES A. DABILE, P.E.  
REGISTERED ARCHITECT  
11-11-25



Table 1301.7 Summary Sheet - Building Code

Building Location	326 West Avenue, Lockport, NY
Reviewed by	Charles A. Danilec, R.A.
Date	December 11, 2025

Existing occupancy	A-2, 1st flr/R-1, 2nd flr	Proposed occupancy	R-1, 1st & 2nd flr
Year building was constructed	1930	Number of stories	2
Height in feet	41'-34"0"	Type of construction	VIB
Area per floor	1st 4067 / 2nd 1843	Percentage of frontage increase	59.4%
Corridor wall rating	None	Completely suppressed:	Yes ___ No X
Type:	None	Compartmentation:	Yes ___ No X
Required door closers:	Yes ___ No X	Fire-resistance rating of vertical opening enclosures:	___ zone ___
Type of HVAC system	Hot water radiator	Serving number of floors	all
Automatic fire detection	Yes X ___ No ___	Type and location	guest rms & common
Fire alarm system	Yes X ___ No ___	Type	Manual
Smoke control	Yes ___ No X ___	Type	N/A
Adequate Exit Routes	Yes X ___ No ___	Dead Ends	Yes ___ No X
Maximum exit access travel distance	58'-6"	Elevator controls	Yes ___ No X
Means of Egress Emergency light	Yes X ___ No ___	Mixed Occupancies	Yes ___ No X
Stairways	Yes ___ No X ___	Patient ability for Self-Pres.	N/A
Incidental Use	Yes ___ No X ___	Patient Concentration	N/A
Attendant to Patient Ratio	Yes ___ No X ___	Attendant to Patient Ratio	N/A

EXISTING CODE SUMMARY SHEETS  
SCALE: N.T.S.

Table 1301.7 Summary Sheet - Existing Building Code

Safety Parameters	Fire Safety (FS)	Means of Egress (ME)	General Safety (GS)
1301.6.1 Building Height	0.48	0.48	0.48
1301.6.2 Building Area	13.6	13.6	13.6
1301.6.3 Compartmentation	10	10	10
1301.6.4 Tenant & Dwelling Unit Separations	0	0	0
1301.6.5 Corridor Walls	-3	-3	-3
1301.6.6 Vertical Openings	2	2	2
1301.6.7 HVAC Systems	5	5	5
1301.6.8 Automatic Fire Detection	6	6	6
1301.6.9 Fire Alarm System	5	5	5
1301.6.10 Smoke Control	****	0	0
1301.6.11 Means-of-Egress Capacity	****	0	0
1301.6.12 Dead Ends	****	2	2
1301.6.13 Maximum Exit Access Travel Distance	****	14.15	14.15
1301.6.14 Elevator Control	****	-2	-2
1301.6.15 Mandatory-Egress Emergency Lighting	1	1	1
1301.6.16 Mixed Occupancies	0	****	0
1301.6.17 Automatic Sprinklers	-6	Divided by 2 = -3	-6
1301.6.18 Stairways	0	0	0
1301.6.19 Incidental Use Area Protection	0	0	0
1301.6.20 Smoke Compartmentation	****	N/A	N/A
1301.6.21.1 Patient ability for Self-Preservation	****	N/A	N/A
1301.6.21.2 Patient Concentration	****	N/A	N/A
1301.6.21.3 Attendant to Patient Ratio	****	N/A	N/A
Building Score - Total Value	34.08	54.23	48.23

Table 1301.8 MANDATORY SAFETY SCORES

OCCUPANCY	FIRE SAFETY (MFS)	MEANS OF EGRESS (MME)	GENERAL SAFETY (MGS)
A-1	20	21	21
A-2	21	22	22
A-3	22	23	23
A-4, E	20	40	40
B	30	40	40
F	34	34	34
L-2	19	40	40
M	21	29	29
R	19	29	29
S-1	29	29	29
S-2	29	29	29

Table 1301.9 EVALUATION FORMULAS

FORMULAS	TABLE 7	TABLE 8	SCORE	PASS/FAIL
FS - MFS > 0	34.08	21	13.08	PASS
ME - MME > 0	54.23	38	16.23	PASS
GS - MGS > 0	48.23	38	10.23	PASS

MFS = Mandatory Fire Safety  
MME = Mandatory Means of Egress  
MGS = Mandatory General Safety

FS = Fire Safety  
ME = Means of Egress  
GS = General Safety

MFS = Mandatory Fire Safety  
MME = Mandatory Means of Egress  
MGS = Mandatory General Safety



Life by Design  
architecture  
6324 Robinson road  
lockport, new york  
716 - 727 - 3191  
cdanilec@livedesign.com  
Registered architect

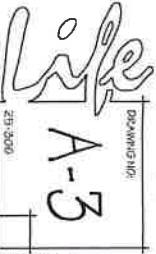
DESIGNER:  
DATE: 12-11-25  
REV:

PROJECT LOCATION:  
326 WEST AVENUE  
LOCKPORT, NEW YORK

CONTENTS ON SHEET:  
SHEET 3 OF 4

CLIENT NAME / PROJECT TITLE:  
DAVID TETRAULT  
TETRAULT RENOVATION & CODE REVIEW

CONTENTS ON SHEET:  
EXISTING CODE SUMMARY SHEETS



326 West Ave

1301.6.1.1 Height in Foot Table 504.3  
Actual Height 34'-0"

Height value = Allowable Hgt - Actual Hgt + CF  
 $= 40'-0" - 34'-0" + 1 = 0.48$

CF = 1

1301.6.2.1 Allowable Area Table 504.2

$$A_1 = [A_2 + (A_2 \times h_2)] \times 5h_1$$

$$= [1000 + (1000 \times 5)] \times 2$$

$$= (1000 + 5000) \times 2$$

$$= 7000 \times 2$$

$$= 14000$$

Permitted 200'-0"  
Open Space 200'-0"  
5% of 200'-0"  
Increase

Area Value = Allowable Area - Actual Area  
 $= 14000 - 12000 = 2000$

1301.6.3

Existing building is currently one compartment of 5940 SF = category C

1301.6.4

Single tenancy on each floor = Category C.

1301.6.5

Consider walls  
Consider walls have less than (1) hour rating; category b => -3

1301.6.6

Vertical Openings  
Section 713, refer to Chapter 10  
Starts for this building Section 90 "Exit Access Stairways"  
Section 1019.3, for which 1 shows exit access Stairways for  
by open stairwell based on the conditions present.  
Therefore: All non-enclosed vertical openings conform to Section  
713 and the value of 2

1301.6.7

No Detour

1301.6.8

Fire Detection  
currently only photo  
replaced to add as necessary to increase coverage = category 2

1301.6.9

Fire Alarm  
upgrade to meet category C  
option to upgrade to meet category D

### EVALUATION NOTES

SCALANTS

1

1301.6.10 Smoke Control

currently category B = 0  
potential for category F = 4

1301.6.11 Means of Egress Capacity

Per Shop Item Retail Code: Maximum occupancy is 5 adults

1005.2.1 Stairways  
0.5' / occupant => B = 0.3 = 2.4'  
1005.3.2 Other egress components  
0.2' / occupant => B x D = 1.4'  
1009.3.5 Single exit allowed based on Table 1009.3.5(2)  
min clear opening width 32"

Actual Stair width is 3'-0" => 45" 25% wider than min req'd.  
Capacity of stair equals 45' x 0.3 = 150 people => 177.5%  
Capacity of means of egress exceeds 125% of required  
category C => 0

1301.6.12 Dead Ends

One means of egress is allowed by the fire code and do not exist  
within perimeter of section 1301.6.12  
This aligns with Category C => 2

1301.6.13 Maximum Exit Access Travel Distance

Table B17.2: Maximum travel distance 200'-0"  
Actual travel distance: 55.5'

Value = 20 x Max allowable - Max actual  
Max allowable

$$= 20 \times \frac{200 - 55.5}{200}$$

$$= 20 \times 0.7025$$

$$= 14.05$$

1301.6.14 Elevator Control

No Elevator Category B => -2

1301.6.15 Emergency Lighting

category C => 1

1301.6.16 Mixed Occupancies

single occupancy yields value of 0

1301.6.17 Automatic Sprinklers

sprinklers are required, none are provided; category 2 => -6

1301.6.8 Standpipes

none are required, none are provided; category b => 0

1301.6.9 Incidental Uses

no incidental use areas; value = 0

1301.6.20 Smoke Compartmentation => 0



Life by Design  
6324 robinson road  
lockport new york  
716 - 727 - 3191  
cedabke@livedesignnyc.com

DESIGNER  
CHARLES A. DABKE, E.A.  
REGISTERED ARCHITECT

PROJECT LOCATION  
326 WEST AVENUE  
LOCKPORT, NEW YORK

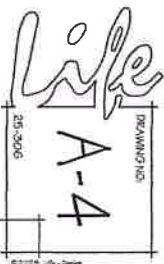
CONTENTS ON SHEET: SHEET 4 OF 4

DATE: 12-11-25

REV:

CLIENT NAME / PROJECT TITLE  
DAVID TETRAULT  
TETRAULT RENOVATION & CODE REVIEW

CONTENTS ON SHEET:  
EVALUATION NOTES



# Certificate of Authority

Identification number

**41-5067740**

*(Use this number on all returns and correspondence)*



**VALIDATED**

**3/27/2026**

**Dept of Tax  
and Finance**

DAVID TETRAULT  
NIAGARA HISTORIC INN  
326 WEST AVE  
LOCKPORT NY 14094-4211

is authorized to collect sales and use taxes under Articles 28 and 29 of the New York State Tax Law.

**Nontransferable**

This certificate must be prominently displayed at your place of business.  
Fraudulent or other improper use of this certificate will cause it to be revoked.  
The certificate may not be photocopied or reproduced.

4020109100098

1DB8 - 0872200 P0000278 - 01

DTF-17-A (11/14)



**Niagara County Planning Board**  
**General Municipal Law §239-M Referral Form**

Niagara County Use (Only)  
 RECEIVED  
 Date Received: 2-3-2026  
 Referral #: 7040  
 BY \_\_\_\_\_

**Part 1: Municipal Information**

Referring Municipality: City of Lockport Referring Agency: \_\_\_\_\_  
 Referring Official: Jason Deal Title: Chief Bldg. Insp.  
 Referring Official Signature: [Signature] Address: 1 Locks Pl. Lockport NY 14094  
 Email: mbrewer@lockportny.gov Phone #: 716 431 6754 Fax #: \_\_\_\_\_  
 Applicant Name: David Tetraut  
 Email: dd@niagara.niagara.com Phone #: 905 353 8522

**Part 2: Project Information**

Address of Property: 326 West Avenue, Lockport NY 14094 Acreage: \_\_\_\_\_  
 Tax Parcel Number(s): 108.76-1-4 Current Zoning District: \_\_\_\_\_

Project Description	Previous/Future Meeting Information (REQUIRED)	
	Date	Reviewing Body
Renovation of existing structure for short term Rentals.	<u>5/4</u>	<u>City Planning Bd.</u>

**Part 3: Referral Type and Proximity Trigger**

**Referral Type** (Check all that apply):

- Area Variance
- Zoning Text Amendment
- Use Variance
- Zoning Map Amendment
- Special Permit
- New Zoning Ordinance
- Site Plan Review
- Comprehensive Plan
- New Local Law
- Local Law Amendment
- Moratorium
- Other \_\_\_\_\_

**Property located within 500 ft. of**  
 (Check all that apply):

- Existing or Proposed County / State Parkway, Road or Highway, or County Owned Drainage Channel
- County Road: \_\_\_\_\_
- NYS Road: \_\_\_\_\_
- Municipal Boundary
- NYS / County Recreation Area
- NYS / County Owned Land with Public Building
- Farm operation located in an Agricultural District (except for area variances)

**Part 4: Required Enclosures**

The Niagara County Planning Board requires adequate information upon which to make its decision. The zoning referral form will not be accepted unless all of the following information as applicable is submitted (Please check that all items are included):

- Planning Board Referral Form
- SEQR Environmental Assessment Form (EAF)
- One set of plans sized at 8.5" x 11" or 11" x 17" (if applicable).
- For variances, a copy of the code from which the relief is being requested.
- For zoning text amendments and local law amendments, copies of both the existing and proposed zoning / local law.
- Copies of any local meeting minutes.
- Any other documentation submitted to the municipality as part of the application process.

**Part 5: Representative Contact Information**

**\*A project representative must attend the Niagara County Planning Board meeting.\***  
 Meeting information will be sent to the project representative via the email address provided in this section.  
 Project Representative Contact Information

Name: *David Tetrauth* Title: *Owner*  
 Email: *dd@niagara.niagara.com* Phone #: *905 353-8522*

**DEADLINE**

All completed referrals must be received by close of business on Friday, six business days preceding the 3rd Monday of each month. Note: January and February meetings are held on the 4th Monday of the month.  
**LATE REFERRALS WILL BE REVIEWED BY THE NIAGARA COUNTY PLANNING BOARD THE FOLLOWING MONTH.**

For County Office Use Only

**Recommendation from Niagara County Planning Board**

<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> No Significant Countywide or Inter-community Impact
<input type="checkbox"/> Approval with Modifications	<input type="checkbox"/> Disapproval

*Joseph Kibler*  
 \_\_\_\_\_  
 Joseph Kibler, Chairman  
 Niagara County Planning Board

*4-30-20*  
 \_\_\_\_\_  
 Date



# 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. 0006

April 20, 2026

Megan Brewer

Dear Sir or Madam:

A request for a Special Use Permit has been submitted by David Tetrault, Case No. 0006, regarding property located at 186 East Avenue, Lockport, New York, 14094, to the Building Inspection Department.

The request is for a Special Use Permit operate a short term rental located at 186 East Avenue, Lockport, New York, situated in a Mixed Use Neighborhood Zone.

This request will be presented to the Lockport Planning Board on Monday, May 4, 2026 at 5:00 P.M. at which time you may appear, if you so desire, either in person or by agent or attorney.

Lockport Planning Board

Megan Brewer  
Secretary

APPLICATION: APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

*over*

**CITY OF LOCKPORT  
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Victoria Manor PHONE: ~~553 2542~~

NAME OF APPLICANT: David Tetrauff PHONE: ~~553 2542~~

EMAIL ADDRESS: ~~cd@...com~~

ADDRESS OR LOCATION OF PROPOSAL: 186 East Ave, Lockport NY

SIZE OF PARCEL OR STRUCTURE: Building 3970 sqft / Land .37Ac 140944

EXISTING ZONING: Mixed

**PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:**

Site Plan Review \_\_\_\_\_ Special Use Permit  Home Occupation \_\_\_\_\_

Alteration to existing building \_\_\_\_\_ Rezoning \_\_\_\_\_ Other \_\_\_\_\_

PROPOSED REQUEST

Changing Business occupancy to a single family residence. Will use as short term rental

REQUIRED ENCLOSURES:

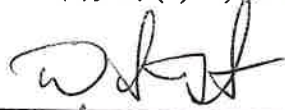
In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

SEQRA:

This proposal constitutes a: ( ) Type I, ( ) Type II, ( ) Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: ( ) yes, ( ) no; a copy of this determination is attached ( ) yes, ( ) no.

PROPERTY OWNER'S SIGNATURE \_\_\_\_\_



APPLICANT'S SIGNATURE \_\_\_\_\_



**PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.**

**Fees:**

- Site Plan review- \$25
- Special Use Permit- \$100 application, \$50 yearly renewal
- Home Occupation- \$100 application, \$50 yearly renewal
- Alteration to existing building- \$25
- Rezoning- \$100 or \$50 per half acre (whichever is greater)
- Subdivision request- \$200

Google Maps

176 NY-31

Google Street View



Google Maps

Image capture: Oct 2020 © 2025 Google



**Structure**

Building 1	
Number of Identical Buildings	1
Actual Year Built	1875
Effective Year Built	1990
Construction Quality	2.0
Condition	3 - Normal
Building Perimeter	415
Gross Floor Area	4004
Number of Stories	2.0
Story Height	10
Air Conditioning %	0%
Sprinkler %	0%
Number of Elevators	
Basement Perimeter	183
Basement Sq. Ft	1527



Google

© Leaflet | Map data ©2026 Google

**2025 Final Assessment Information**

Land Assessed Value	\$39,500
Total Assessed Value	\$225,000
Equalization Rate	100.00%
Full Market Value	\$225,000
Partial Construction	No
County Taxable	\$225,000
Municipal Taxable	\$225,000
School Taxable	\$225,000
Roll Section	1

**Property Description**

Property Location	186 East Ave
Property Type	471 - Funeral home
Neighborhood Code	3 Tertiary Comm
SWIS	290900
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
Sewer Type	3 - Comm/public
Zoning	R3
School	City Of Lkpt School
Book	2026
Page	1803
Grid East	1121972
Grid North	1155898
Acres	0.37
Front	80.00
Depth	201.07
Agricultural District	No
Account Number	2-1609.000

**Last Property Sale**

Deed Date	02/04/2026
Deed Book	2026
Deed Page	1803
Contract Date	
Sale Date	02/04/2026
Full Sale Price	\$245,000
Net Sale Price	\$245,000
Usable For Valuation	Yes
Arms Length	Yes
Prior Owner	Amy Lange Kenyon

*Deed References*

Deed Book	Deed Page
2026	1803

*Commercial Site Uses*

Site #	Commercial Use	Total Units	Total Rentable Area (sqft.)
1	Z14 - Funeral home	0	5531

*Improvements*

Site #	Structure Code	SqFt	Dimensions	Quantity	Overall Condition	Actual Year Built	Effective Year Built
1	LP4 - Pavng-asphalt	8400.00		1.00	3 - Normal	1990	
1	RG5 - Gar-1.5 det	480.00		1.00	3 - Normal	1875	

IF UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 2108 PROVISION 2 OF THE NEW YORK STATE EJECTION LAW  
 REVISION  
 RESERVE

LOCATION CITY OF LOCKPORT, NIAGARA COUNTY NEW YORK  
 SURVEY OF PART OF LOT-8, SEC-14, TWP-14, R-6, HOLLAND PURCHASE

MCINTOSH & MCINTOSH, P.C.  
 CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS  
 LOCKPORT, NEW YORK  
 PHONE 434-8138  
 PHONE 629-8360

© 1991 MCINTOSH & MCINTOSH, P.C.  
 ALL RIGHTS RESERVED

EAST MAIN STREET (EAST AVENUE), SOUTH SIDE  
 ALSO BEING CITY LOTS-108 & 110

(16.5' WIDE)

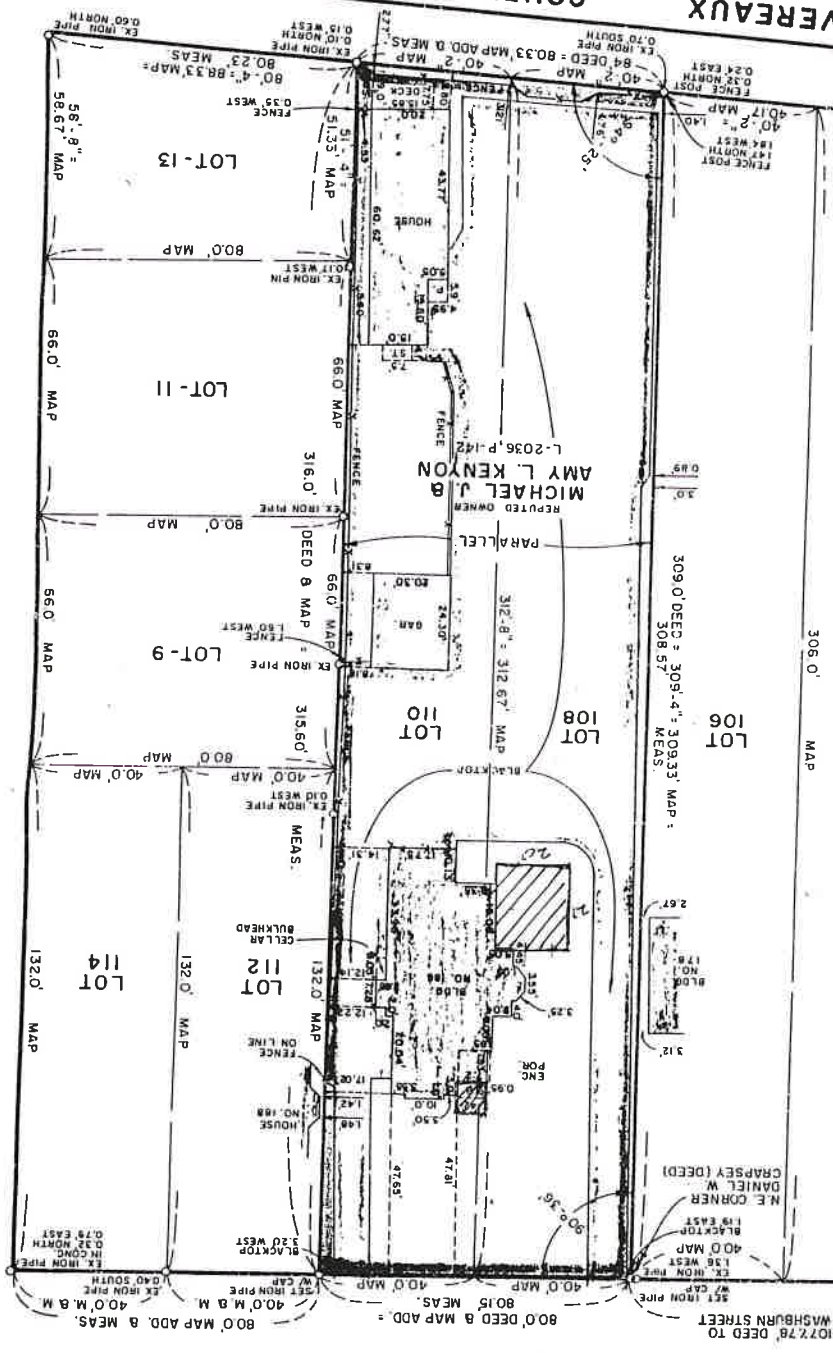
COURT

DEVEREAUX

SEE EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. L-1356, P. 580

CAVE STREET

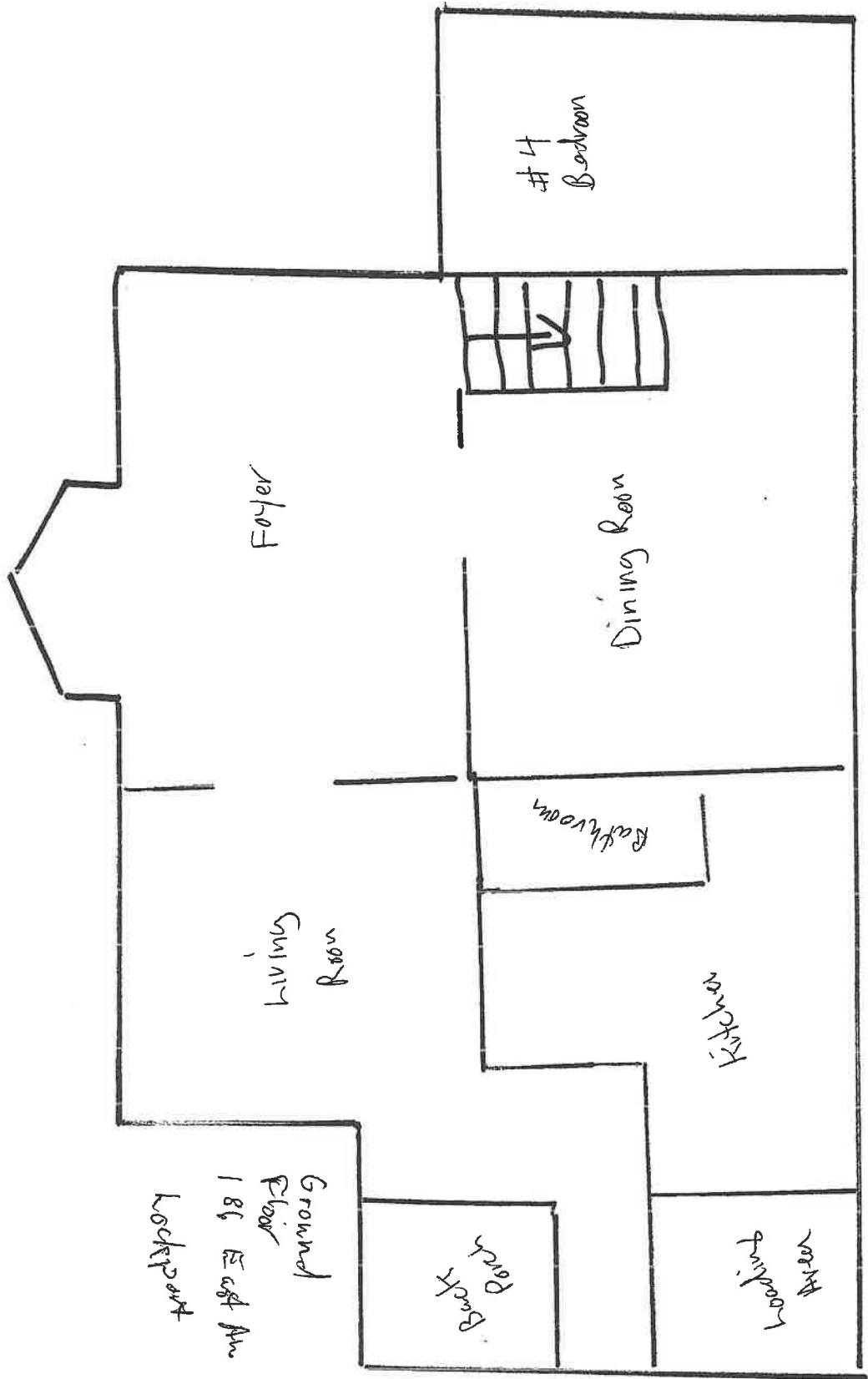
(49.5' WIDE)



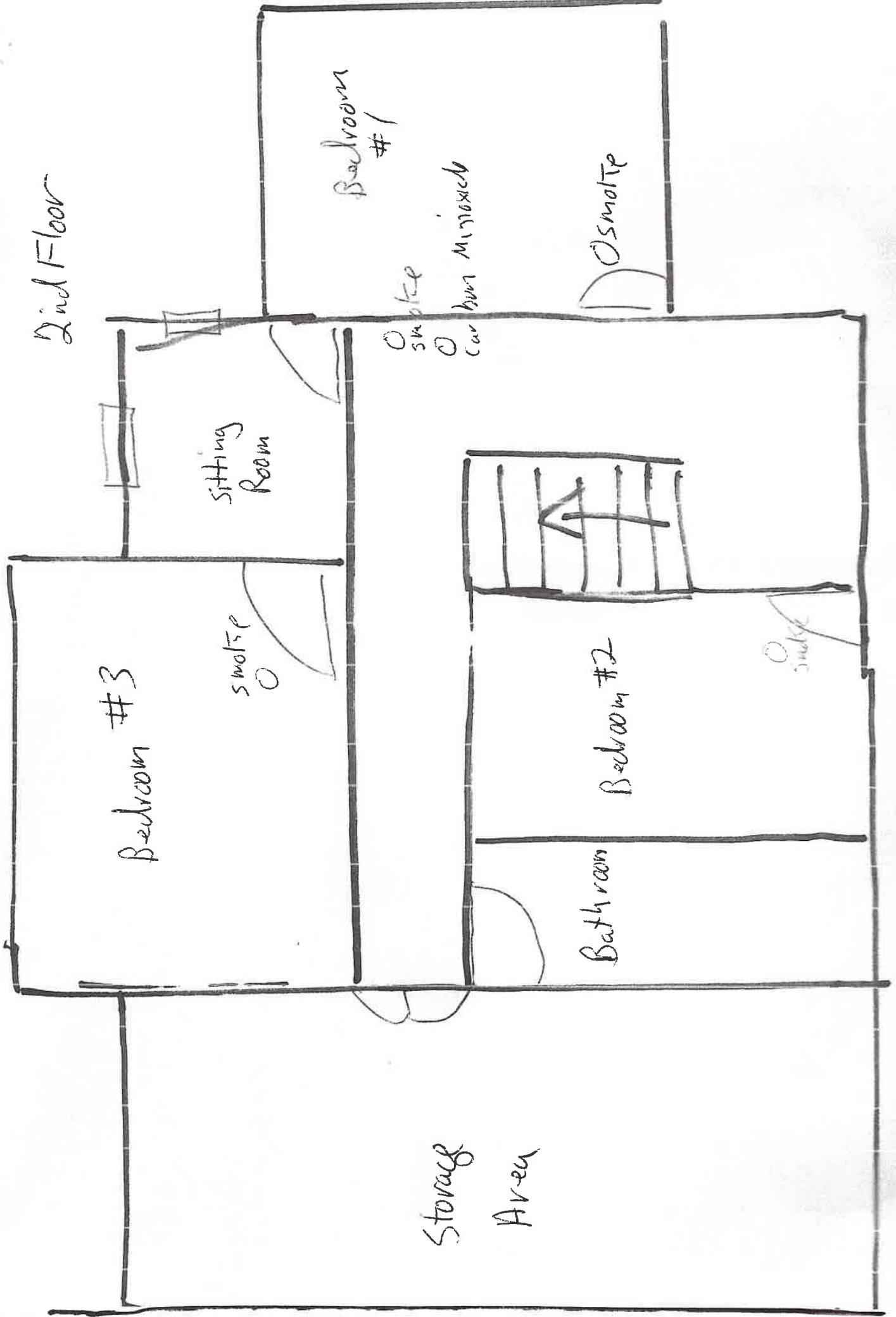
/// ADDITIONS

EAST AVENUE (MAIN STREET) (82.5' WIDE)





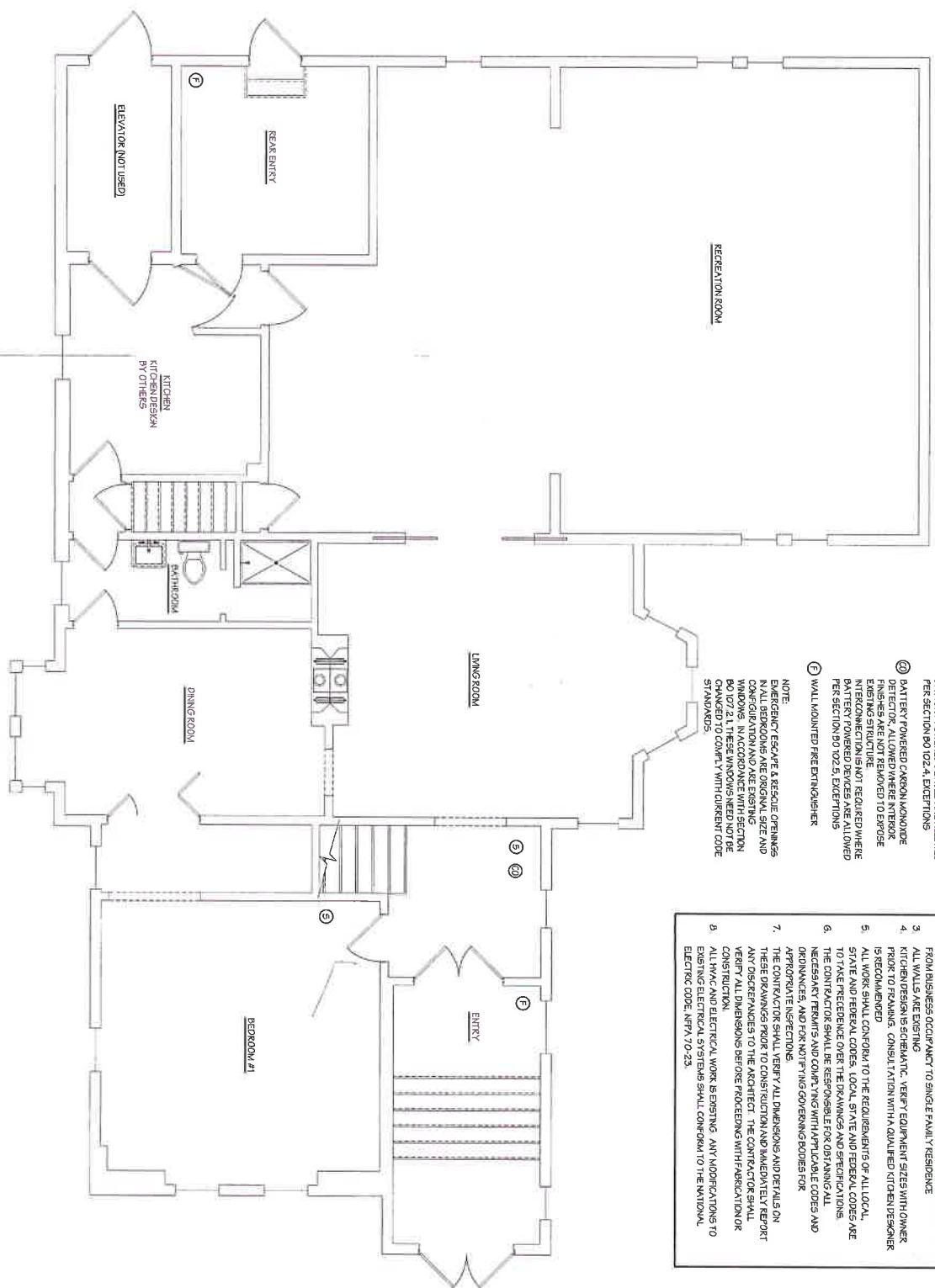
2nd Floor



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1



FIELD VERIFY PRESENCE & LOCATION OF ANY EXISTING SMOKE OR CARBON MONOXIDE DETECTORS

⑤ BATTERY POWERED SMOKE DETECTOR REQUIRED WHERE SMOKE RISERS ARE NOT INSTALLED. BATTERY POWERED SMOKE DETECTOR CONNECTIONS NOT REQUIRED WHERE BATTERY POWERED DEVICES ARE ALLOWED PER SECTION 90.102.4, EXCEPTIONS

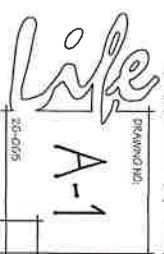
⑥ BATTERY POWERED CARBON MONOXIDE DETECTOR REQUIRED WHERE SMOKE RISERS ARE NOT INSTALLED. BATTERY POWERED CARBON MONOXIDE DETECTOR CONNECTIONS NOT REQUIRED WHERE BATTERY POWERED DEVICES ARE ALLOWED PER SECTION 90.102.5, EXCEPTIONS

⑦ WALL MOUNTED FIRE EXTINGUISHER

NOTE:  
EMERGENCY ESCAPE & RESCUE OPENINGS IN ALL BEDROOMS ARE ORIGINAL SIZE AND CONFIGURATION AND ARE EXISTING WINDOWS. IN ACCORDANCE WITH SECTION 703.2.1, THESE WINDOWS NEED TO BE OPENED TO THE OUTSIDE WITH OPENING CLEAR STANDARDS.

GENERAL & STRUCTURAL NOTES

- 1 TOTAL BUILDING AREA 2,919 SF
- 1.1 FIRST FLOOR AREA 1,431 SF
- 1.2 SECOND FLOOR AREA 1,488 SF
- TOTAL 3,944 SF
- 2 BUILDING IS IN COMPLIANCE WITH THE 2025 RESIDENTIAL CODE OF NEW YORK STATE, APPENDIX 90.107 FOR CHANGES IN OCCUPANCY FROM BUSINESS OCCUPANCY TO SINGLE FAMILY RESIDENCE
- 3 ALL WALLS ARE EXISTING
- 4 KITCHEN DESIGN IS SUBMITTAL. VERIFY EQUIPMENT SIZES WITH OWNER PRIOR TO FOUNDRY. CONSULT WITH QUALIFIED KITCHEN DESIGNER BEFORE ORDERING EQUIPMENT.
- 5 DESIGNER HAS CONSULTED WITH LOCAL, STATE AND FEDERAL CODES. LOCAL, STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS.
- 6 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLYING WITH APPLICABLE CODES AND ORDINANCES, AND FOR NOTIFYING GOVERNING BODIES FOR APPROPRIATE INSPECTIONS.
- 7 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS ON THESE DRAWINGS PRIOR TO CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.
- 8 ALL HVAC AND ELECTRICAL WORK IS EXISTING. ANY MODIFICATIONS TO EXISTING ELECTRICAL SYSTEMS SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, NFPA 70-2023.



CLIENT NAME / PROJECT TITLE:  
DAVID TETRAULT  
186 EAST AVE RENOVATION

CONTENTS ON SHEET:  
FIRST FLOOR PLAN

PROJECT LOCATION:  
186 EAST AVENUE  
LOCKPORT, NEW YORK

CONTENTS ON SHEET:  
SHEET 1 OF 2

DATE:  
4-15-26

REV:

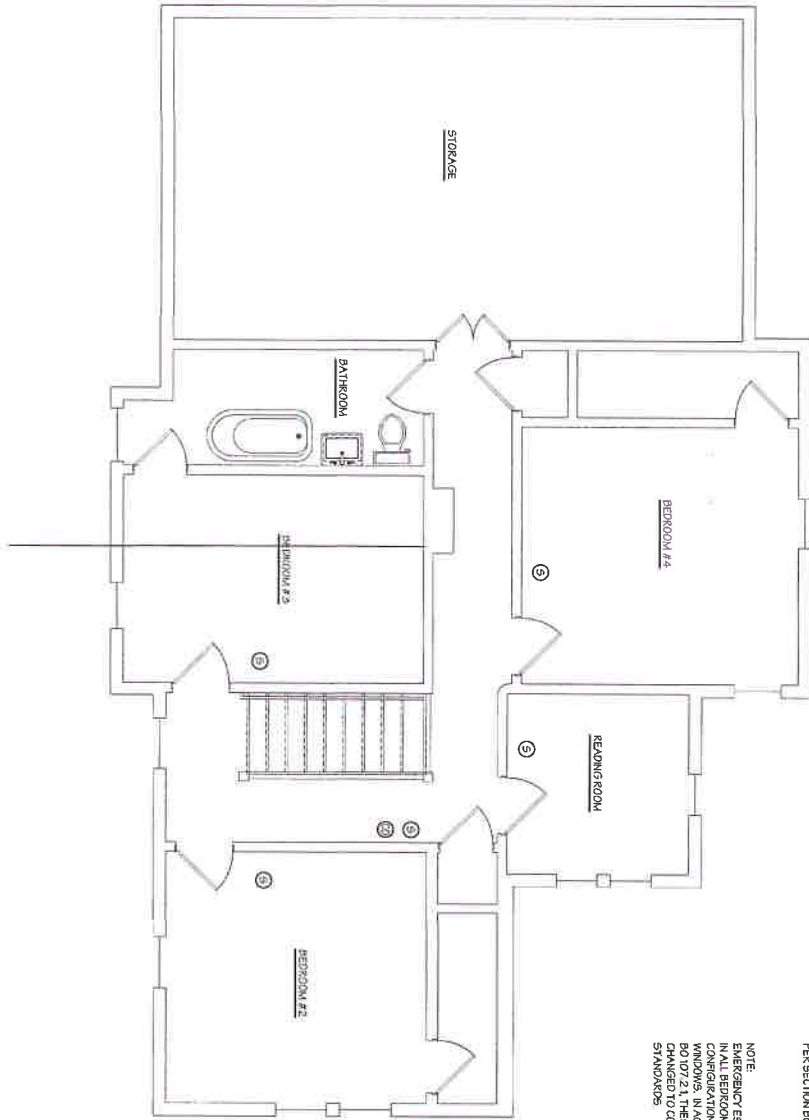
Life by Design  
architect  
6324 Robinson Road  
Lockport, New York  
716 - 727 - 3191  
ord@livedesignny.com



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

1



NOTE:  
EMERGENCY ESCAPE & RESCUE OPENINGS  
IN ALL BEDROOMS ARE ORIGINAL SIZE AND  
CONGRUATION AND ARE EXISTING. SECTION  
BO 102.1, THESE WINDOWS NEED NOT BE  
CHANGED TO COMPLY WITH CURRENT CODE  
STANDARDS.

- ① BATTERY POWERED SMOKE DETECTOR  
ALLOWED WHERE THE ROOM FINISHES ARE NOT  
INTERCONNECTED. NOT REQUIRED WHERE  
BATTERY POWERED DEVICES ARE ALLOWED  
PER SECTION BO 102.4, EXCEPTIONS
- ② BATTERY POWERED CARBON MONOXIDE  
DETECTOR REQUIRED WHERE FINISHES ARE NOT  
EXISTING STRUCTURE.  
INTERCONNECTED IS NOT REQUIRED WHERE  
BATTERY POWERED DEVICES ARE ALLOWED  
PER SECTION BO 102.5, EXCEPTIONS



designs to build your life on residential • commercial • church design	
CLIENT NAME / PROJECT TITLE: DAVID TETRAULT 186 EAST AVE RENOVATION	PROJECT LOCATION: 186 EAST AVENUE LOCKPORT, NEW YORK
CONTENTS ON SHEET: SECOND FLOOR PLAN	CONTENTS ON SHEET: SHEET 2 OF 2
DATE: 4-15-26	REV:

CHARLES A. DANIEL, P.A.  
REGISTERED ARCHITECT

Life by Design  
architecture  
6324 Robinson Road  
Lockport, New York  
716 - 727 - 3191  
charlie@livedesign.com





**Niagara County Planning Board**  
**General Municipal Law §239-M Referral Form**

Niagara County Use Only:

**RECEIVED**  
 Date Received: **MAR 23 2026**  
 Referral #: **7039**

**Part 1: Municipal Information**

Referring Municipality: *City of Lockport* Referring Agency: \_\_\_\_\_  
 Referring Official: *Jordan Dool* Title: *Chief Bldg Insp*  
 Referring Official Signature: *[Signature]* Address: *1 Locks Pl. Lockport NY 14094*  
 Email: *mbrewer@lockportny.gov* Phone #: *716 4396254* Fax #: \_\_\_\_\_  
 Applicant Name: *David Tetrautt*  
 Email: *dd@niagara Niagara.com* Phone #: *905 353 8522*

**Part 2: Project Information**

Address of Property: *186 East Ave, Lockport NY 14094* Acreage: \_\_\_\_\_  
 Tax Parcel Number(s): *109-56-1-15.1* Current Zoning District: \_\_\_\_\_

Project Description	Previous/Future Meeting Information (REQUIRED)	
	Date	Reviewing Body
<i>Changing Business occupancy to a single family residence. Will use as short term rental.</i>	<i>5/4</i>	<i>City Planning Bd.</i>

**Part 3: Referral Type and Proximity Trigger**

**Referral Type** (Check all that apply):

- Area Variance
- Zoning Text Amendment
- Use Variance
- Zoning Map Amendment
- Special Permit
- New Zoning Ordinance
- Site Plan Review
- Comprehensive Plan
- New Local Law
- Local Law Amendment
- Moratorium
- Other \_\_\_\_\_

**Property located within 500 ft. of**  
 (Check all that apply):

- Existing or Proposed County / State Parkway, Road or Highway, or County Owned Drainage Channel
- County Road: \_\_\_\_\_
- NYS Road: \_\_\_\_\_
- Municipal Boundary
- NYS / County Recreation Area
- NYS / County Owned Land with Public Building
- Farm operation located in an Agricultural District (except for area variances)

**Part 4: Required Enclosures**

The Niagara County Planning Board requires adequate information upon which to make its decision. The zoning referral form will not be accepted unless all of the following information as applicable is submitted (Please check that all items are included):

- |  |  |
|--|--|
| <input type="checkbox"/> Planning Board Referral Form  | <input type="checkbox"/> For zoning text amendments and local law amendments, copies of both the existing and proposed zoning / local law. |
| <input type="checkbox"/> SEQR Environmental Assessment Form (EAF)                                    | <input type="checkbox"/> Copies of any local meeting minutes.  |
| <input type="checkbox"/> One set of plans sized at 8.5" x 11" or 11" x 17" (if applicable).          | <input type="checkbox"/> Any other documentation submitted to the municipality as part of the application process.                         |
| <input type="checkbox"/> For variances, a copy of the code from which the relief is being requested. |  |

**Part 5: Representative Contact Information**

**\*A project representative must attend the Niagara County Planning Board meeting.\***  
Meeting information will be sent to the project representative via the email address provided in this section.

Project Representative Contact Information

Name: <i>David Tetrautt</i>	Title: <i>owner</i>
Email: <i>dd@niagara-niagara.com</i>	Phone #: <i>905 353 8522</i>

**DEADLINE**

All completed referrals must be received by close of business on Friday, six business days preceding the 3rd Monday of each month. Note: January and February meetings are held on the 4th Monday of the month.

**LATE REFERRALS WILL BE REVIEWED BY THE NIAGARA COUNTY PLANNING BOARD THE FOLLOWING MONTH.**

For County Office Use Only

**Recommendation from Niagara County Planning Board**

<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> No Significant Countywide or Inter-community Impact
<input type="checkbox"/> Approval with Modifications	<input type="checkbox"/> Disapproval

*Joseph Kibler*  
\_\_\_\_\_  
Joseph Kibler, Chairman  
Niagara County Planning Board

*4-20-26*  
\_\_\_\_\_  
Date



# Building Inspection Department

Jason Dool  
Chief Building Inspector

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

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## NOTICE OF PUBLIC HEARING

Case No. 0007

April 20, 2026

Megan Brewer

Dear Sir or Madam:

A request for a Special Use Permit has been submitted by Jaime Marshall, Case No. 0007, regarding property located at 77 Outwater Drive, Lockport, New York, 14094, to the Building Inspection Department.

The request is for a Special Use Permit to harbor chickens and a chicken coup located at 77 Outwater Drive, Lockport, New York, situated in a Mixed Use Neighborhood Zone.

This request will be presented to the Lockport Planning Board on Monday, May 4, 2026 at 5:00 P.M. at which time you may appear, if you so desire, either in person or by agent or attorney.

Lockport Planning Board

Megan Brewer  
Secretary

7

APPLICATION: APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

CITY OF LOCKPORT  
PLANNING BOARD APPLICATION

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: 77 East Water Drive Lockport, NY 14094 PHONE: \_\_\_\_\_

NAME OF APPLICANT: Jaime Marshall PHONE: ~~716 301 7100~~

EMAIL ADDRESS: ~~jaime.marshall@att.net~~

ADDRESS OR LOCATION OF PROPOSAL: behind garage

SIZE OF PARCEL OR STRUCTURE: House dimensions 30" x 53" above the run area.

EXISTING ZONING: low density run 53" wide x 73" long on the ground.

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review \_\_\_\_\_ Special Use Permit  Home Occupation \_\_\_\_\_

Alteration to existing building \_\_\_\_\_ Rezoning \_\_\_\_\_ Other \_\_\_\_\_

PROPOSED REQUEST

TO run chickens for the purpose of eggs for family.

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

1. Adequate description of proposal.
2. Survey of property affected, together with a Plot Plan which shows the distance to nearest intersection, proposed physical layout of the property including any existing or proposed structures, traffic access patterns, parking arrangements, walls, fences or other buffers and signs.

SEORA:

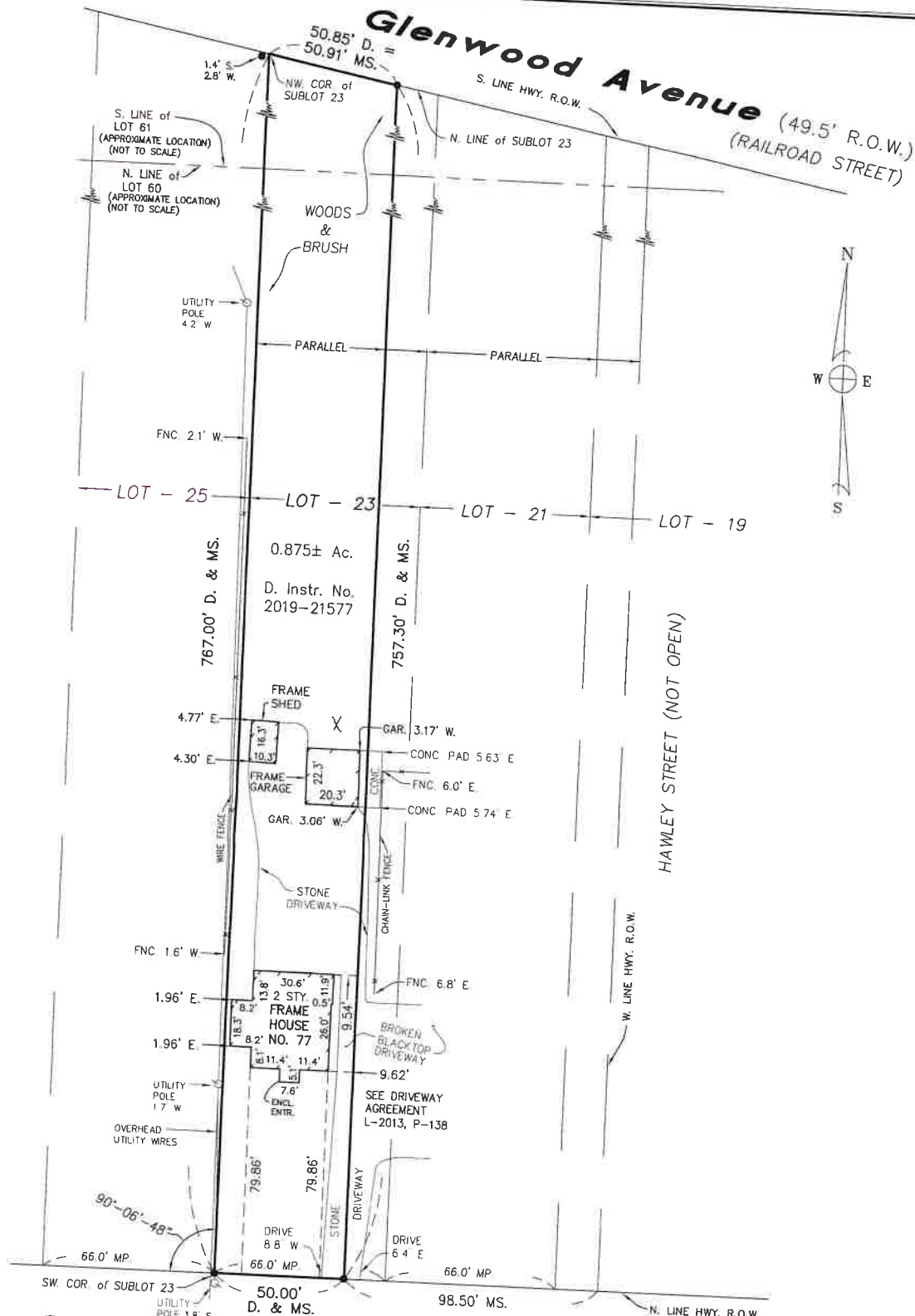
This proposal constitutes a: ( ) Type I, ( ) Type II, ( ) Unlisted action as per the provisions of the State Environmental Quality Review Act. A determination of environmental significance has been made: ( ) yes, ( ) no; a copy of this determination is attached ( ) yes, ( ) no.

~~PROPERTY OWNER'S SIGNATURE~~ \_\_\_\_\_

APPLICANT'S SIGNATURE Quinn Marshall  
**PLEASE NOTE YOU OR A REPRESENTATIVE ARE TO BE PRESENT AT THE MEETING TO PRESENT YOUR PROJECT TO THE BOARD.**

**Fees:**

- Site Plan review- \$25
- Special Use Permit- \$100 application, \$50 yearly renewal
- Home Occupation- \$100 application, \$50 yearly renewal
- Alteration to existing building- \$25
- Rezoning- \$100 or \$50 per half acre (whichever is greater)
- Subdivision request- \$200



**Outwater Drive** (100.0' R.O.W.)  
(PRICE AVENUE) (MARGARET STREET)

D. = DEED    MP. = MAP    MS. = MEASURED    ● = EXISTING IRON    ○ = SET IRON    ENC. = ENCROACHMENT

RESURVEYED: NOVEMBER 25, 2024    EASEMENT TO N.Y.S.E.&G. CORP., L-1010, P-407.

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7206, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: 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 AN EXAMINATION OF SUCH.

NOTE: ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL AND EMPLOYED WITH THE SURVEYOR'S SEAL SHALL BE VALID COPIES.



**VOSS - MARTIN**  
LAND SURVEYING, P.C.  
9140 COLEMAN ROAD, BARKER, N.Y. 14012  
PHONE # (716) 434 - 6531 ; FAX # (716) 650 - 5737  
VOSS.MARTIN.SURVEY@GMAIL.COM

*Christian J. Voss*  
CHRISTIAN J. VOSS, L.S.  
N.Y.S. LICENSE NO. 050637

SUCCESSOR TO THE RECORDS OF ROSS W. MARTIN, P.L.S., EST. 1981.

SURVEY BEING PART OF LOTS 60 & 61, SECT. 14, PG. 7 OF THE HOLLAND LAND COMPANY'S SURVEY.

REF.: MAP by J.P. HAINES of THE VILLAGE (NOW CITY) of LOCKPORT, NOW IN M.M.B. 10, PG. 973 & M.M.B. 11, PG. 1084.

LOCATION: CITY OF LOCKPORT, COUNTY OF NIAGARA, STATE OF NEW YORK.

SCALE: 1"=40'

DATE: AUGUST 25, 2015    JOB # 1508075    S.B.L. # 109.05-1-26