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

November 9, 2026

Megan Brewer

AGENDA

Please be advised that there are two (2) items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, November 24, 2026. The Zoning Board of Appeals will convene at 4:30 P.M. for agenda discussion and a public hearing will be held at 5:00 P.M.

1. Colton Baker-Durst. 59 Nicholls Street. Request to utilize the property for agricultural operations with a retail stand situated in a Medium Density Residential Zone. (Use-agricultural, Use-retail, Area-farm less than 10 acres)

2. Ulrich Sign Company. 21 Church Street. Request to remove the changeable sign faces in the existing ground mounted sign and replace them with two LED digital sign faces situated in a Mixed Use Neighborhood Zone. (Use-digital sign)

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. 2363

November 9, 2026

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 59 Nicholls Street, Lockport, New York, had been filed by Colton Baker-Durst.

The request is for a variance to utilize the property for agricultural operations with a retail stand situated in a Medium Density Residential Zone.

Approval of the permit application was denied or withheld because agricultural nor retail operations are permitted uses in a Medium Density Residential Zone and the parcel size is under ten acres.

The City of Lockport Zoning Ordinance allows agricultural operations in Open Space Zones with a minimum parcel size of ten acres. The City of Lockport Zoning Ordinance allows retail operations in Mixed Use Downtown, Mixed Use General Commercial and Mixed Light Industrial Zones as well as spaces occupying less than 2,500 square feet in Mixed Use Neighborhood and Mixed Use Office Zones

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, November 24, 2026 at 5:00 P.M.,** at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attorney.

The purpose of this Hearing is to give all affected property owners an opportunity to support or oppose the granting of this Appeal.

Supporting documentation for this case may be found on the City of Lockport website lockportny.gov.

LOCKPORT ZONING BOARD OF APPEALS
Megan Brewer

CITY OF LOCKPORT, NEW YORK
ZONING BOARD OF APPEALS APPLICATION

_____ **AREA VARIANCE** _____ **USE VARIANCE**

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

PROPERTY ADDRESS: 59 Nichols

APPLICANT INFORMATION

NAME: Colton Bakell Durst ADDRESS: 59 Nichols Street

PHONE: 716-419-2169 Lockport NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: Rolling Roots Farm LLC@gmail.com

OWNER INFORMATION

NAME: Colton Bakell Durst ADDRESS: 59 nichols

PHONE: 716 419 2169 Lockport NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: Rolling Roots

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.)

the Residence was owned prior to my purchase by Robert Bassenin predating early 2000 until I purchased the property in April of 2021

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

the currant Zoning limits my ability to make productive or economic use of the property beyond personal occupancy. I propose to Run a small Scale agraculture business / farm Running the day to day production and Sales for Said business via my property. hours of operation is Generally 8AM to 5pm and with 1 full time employee.

VARIANCE STANDARDS (USE VARIANCE)

Applications for use variances must be based on alleviating a clearly demonstrable hardship, as opposed to a special privilege of convenience sought by the owner. Furthermore, the hardship must be peculiar to the land or building and must not generally apply to land throughout the neighborhood. An example of a property that may potentially have a case for a used variance is a corner store in a predominantly residential neighborhood. If the building has large plate glass windows, a parking lot and loading docks in the rear, it would be extremely costly to convert the building to residential uses to comply with existing zoning regulations.

VARIANCE STANDARDS (AREA VARIANCE)

Applications for area variances must be based on some extraordinary topographic condition or other physical condition inherent in the parcel (for example: exceptional narrowness, shallowness, shape or area). This condition must prohibit or unreasonably restrict the use of the land and/or building. One example of special condition: A utility right-of-way cutting through the rear half of several properties within a larger neighborhood limiting the buildable area of those properties, thereby requiring variances for rear and side yard setbacks for those particular property owners to construct new garages or sheds.

DESCRIPTION OF HARDSHIP (describe the features or conditions of the property that restrict reasonable use of the property under current zoning regulations)

the hardship I am experencing is not self Created. The property was purchased and developed as a residential lot consistent with exsistant Zoning at the time. the City of Lockports Zoning Code does Currently provide for small scale or accessory agriculture use in residential districts even when such use would be low impact and beneficial to the community

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

the proposed use would maintain the residential appearence. and character of the neighborhood Cultivation would be Conducted within exsisting yard and Greenhouse space using standered landscaping and Garden practices. no structural changes heavey equipment or increased traffic are proposed. most sales would occur off-Site at local farmers market with only minimal sales to local purchases Coming form property itself. the activity would be Clean quiet and visually consistent with other residential land scaping. there for Granting the varience would not alter the essential Character of the area or adversely affect neighboring properties.

APPLICATION ATTACHMENTS

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

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

___ Detailed site plan (10 copies)

___ Photographs of existing conditions

___ Property survey (10 copies)

APPLICANT/OWNER AFFIRMATION

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

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

Signature (Applicant) 10/30/25 Date

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

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

Signature (Owner) Date

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

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

IN RE: [Rolling Roots Farms LLC] written statement
PROPERTY ADDRESS: [59 Nichols Street Lockport New York 14094]
DATE: [2/24/25]
SUBJECT: Formal Motion for Adjournment, Stay of Enforcement, and Amendment of Appeal to Include Request for Interpretation.

Megan Brewer

From: colton baker-durst <coltondbakerdurst@gmail.com>
Sent: Thursday, February 19, 2026 6:45 PM
To: jdool@lockportny.gov; Megan Brewer; dblackley@lockportny.gov
Subject: [EXTERNAL]

To whom this may concern.

Due to the recent issuance of a formal written citation identifying the alleged violation, which was issued on **February 18, 2026,** and provided to me only at this time, I am now in a position to review the matter with specificity.

Given that the physical citation has only now been received, I respectfully request a **stay** on the matter to allow adequate time to review the citation, assess the circumstances surrounding its issuance, and correctly address the matter through the appropriate administrative process. Addressing these issues thoroughly is not feasible within the limited timeframe currently available.

In addition, I am requesting to **amend my existing Zoning Board of Appeals application**, without withdrawing or refiling, to include a request for **interpretation of the City Code**, in addition to the relief already sought.

Given the timing of the citation and the need to properly review and address the matter in an orderly manner, I respectfully request that a **stay of one hundred twenty (120) days**, or, in the alternative, **no less than ninety (90) days**, be granted to allow sufficient time to iron out details pertaining to my case and for the amended application to be considered.

Thank you for your attention to this request.

Gmail colton baker-durst <coltondbakerdurst@gmail.com>

(no subject)

adjournment email

1 message

colton baker-durst <coltondbakerdurst@gmail.com> Mon, Feb 23, 2026 at 1:19 PM
To: City Clerk <cityclerk@lockportny.gov>
Cc: dblackley@lockportny.gov

Dear City clerk and David blackley ,

This email is submitted for procedural notice only.

I am providing formal notice that I will be moving to amend my pending application to include a request for interpretation of the zoning code and will be moving for an adjournment at the scheduled meeting on Tuesday.

These motions will be formally presented in person and entered into the record at that time.

Respectfully,
Colton Baker Durst

Submitted 2/24/26 By Edna Beer Dust

Good evening, members of the Board,

I am formally moving for this matter to be tabled and adjourned through the conclusion of the growing season, with enforcement stayed for that duration. I operate a seasonal urban farm, and planting occurs within a biologically fixed window that cannot be paused, delayed, or recovered once missed. Any restriction now or during the season causes permanent, irreparable harm, rendering any later decision meaningless.

Due process requires adequate notice and opportunity to prepare. I received only a verbal request to cease operations and complied immediately, upon receiving the verbal order to cease operations, I filed an appeal. This action triggered my due process rights, as the order immediately affected my ability to operate. This highlights that procedural protections were engaged even before any written citation was issued yet no written citation was provided for months When the written citation was finally issued, it was served only five days before this hearing, including additional alleged violations not previously identified, and did not allow sufficient time to prepare a defense. To date, I have not received the documentation or evidence supporting the allegations, which is necessary for a fair hearing. Proceeding under these circumstances violates due process and prejudices my ability to be heard.

Additionally, the delivery of the written citation triggers statutory deadlines: "Under the Lockport Zoning Code § 190-46.2(A), Upon appeal from a decision by the CEO or the Planning Board, the Zoning Board of Appeals shall decide any question involving interpretation of any provisions of this chapter. Such appeal shall be initiated within 30 calendar days of the adverse decision. Such appeal may be taken by any person aggrieved or by an officer, department, or board of the City.

New York General City Law § 81-a(5)(b)

An appeal shall be taken within sixty days after the filing of any order, requirement, decision, interpretation or determination of the administrative official, by filing with such administrative official and with the board of appeals a notice of appeal, specifying the grounds thereof and the relief sought. The administrative official from whom the appeal is taken shall forthwith transmit to the board of appeals all the papers constituting the record upon which the action appealed from was taken.

These new deadlines fall squarely within the start of the season, which begins at the end of this month. Pausing operations or attempting to manage this case mid-season would not only cause permanent loss of planting opportunity but also prevent me from fully

exercising my legal rights under these statutes. The cumulative effect of lost time, combined with the statutory deadlines, further underscores the irreparable harm of proceeding before the conclusion of the growing season.

Much of the harm resulting from the timing of this matter occurred prior to the delivery of the written citation, as I was already required to allocate significant time to comply with the prior verbal request. The issuance of the written citation and the scheduling of this hearing add further procedural burden, limiting my ability to adequately prepare and focus on seasonal planning. This cumulative effect reinforces the need for the requested adjournment and stay of enforcement to ensure a fair opportunity to be heard.

If the hearing proceeds before the conclusion of the season, it could cause irreparable harm, because planting and harvest cannot be paused. A decision or enforcement action occurring now would constitute a de facto determination of this appeal based solely on timing, not evidence.

Under the Fourteenth Amendment to the United States Constitution and Article I, Section 6 of the New York State Constitution, I cannot be deprived of property or livelihood without due process of law, which requires a meaningful opportunity to be heard before irreversible harm occurs. **New York General City Law § 81-a (6) expressly provides that an appeal to the Zoning Board of Appeals stays enforcement unless the enforcing officer certifies imminent peril to life or property, which has not been alleged here.**

Also, New York City General City law s81-a (7) Hearing on appeal. The board of appeals shall fix a reasonable time for the hearing of the appeal or other matter referred to it and give public notice of such hearing by publication in a paper of general circulation in the city at least five days prior to the date thereof.

This Cross referenced to Lockport zoning code s190-46.2 (d) and (E) This statute is coextensive with state zoning procedure, which requires hearings to be set at a reasonable time.

Further, the City of Lockport Zoning Code confirms the Board's authority and obligations in this matter:

- **§ 190-46.2(A):** "*Upon appeal from a decision by the CEO or the Planning Board, the Zoning Board of Appeals shall decide any question involving interpretation of any provisions of this chapter.*" This supports allowing an amendment to include a request for interpretation.

- **§ 190-46.2(D):** *"An appeal stays all proceedings in furtherance of the action appealed from, unless ... the officer ... certifies ... that a stay would, in his opinion, cause imminent peril to life or property ..."* This confirms enforcement should be stayed while this appeal is pending.
- **§ 190-46.2(E):** *"If the Zoning Board of Appeals determines that a public hearing is necessary, the Board ... shall fix a time for the hearing of the appeal ... and decide the same within a reasonable length of time thereafter."* This confirms the Board may set reasonable hearing dates, including adjournments, to ensure fairness.

I respectfully request that the Board exercise this authority to adjourn and amend applications as permitted under these provisions of the Lockport Code and New York State municipal law to ensure procedural fairness. I also request that my original variance application be amended to include a formal request for interpretation of the applicable zoning code in its proper legal context. Tonight, I am requesting procedural relief only, not a ruling on the merits of the alleged violations.

Finally, I reserve all rights to present evidence and argument on the merits once the matter is properly noticed and scheduled. For the record, any further questions that pertain to the merits of the case I will not be able to answer at this time, and I request that such matters be addressed only at a properly noticed hearing.

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. 2363 November 12, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 59 Nicholls Street, New York, had been filed by Colton Baker-Durst.

The request is for a variance to utilize the property for agricultural operation with a retail stand situated in a Medium Density Residential Zone.

Approval of the permit application was denied or withheld because agricultural nor retail operations are permitted uses in a Medium Density Residential Zone and the parcel size is under ten acres.

The City of Lockport Zoning Ordinance allows agricultural operations in Open Space Zones with a minimum parcel size of ten acres. The City of Lockport Zoning Ordinance allows retail operations in Mixed Used Downtown, Mixed Use General Commercial and Mixed Light Industrial Zones as well as spaces occupying less than 2,500 square feet in Mixed Use Neighborhood and Mixed Use Office Zones.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, November 25, 2025 at 5:00 P.M.**, at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attorney.

The purpose of this Hearing is to give all affected property owners an opportunity to support or oppose the granting of this Appeal.

Supporting documentation for this case may be found on the City of Lockport website lockportny.gov.

LOCKPORT ZONING BOARD OF APPEALS
Megan Brewer

to show due process - in effect.

Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
One Locks Plaza

[redacted] Citation

February 18, 2026

Colton Baker-Durst
59 Nicholls Street
Lockport, NY 14094

Re: Code violations

To whom it may concern:

Per your email request on February 10, 2026, you have violated the following City of Lockport Zoning Ordinance sections by operating a retail stand as well as operating a farm for non-personal consumption at the property locally known as 59 Nicholls Street, Lockport, New York situated in a Medium Density Residential Zone.

1. Section 190-20.3 as retail is not a permitted use as-of-right identified in the Medium Density Residential Zone.

2. Section 190-24.6 which states that agricultural operations shall have a minimum lot size of 10 acres.

3. Section 190-24.4 which allows noncommercial nurseries, gardens, or greenhouses as acceptable accessory uses and structures in a Medium Density Residential Zone.

If you have any further questions or concerns regarding this matter, please contact the Building Inspection Department at 716-439-6754.

Sincerely,

Jason Dool
Chief Building Inspector

Niagara County Farm Bureau

8999 Ridge Road, Gasport, NY 14067

Email: niagcofb@yahoo.com

www.niagaracountyfarmbureau.com

2ofclubsmark@gmail.com 585-747-4102

February 23, 2026

Lockport Zoning Board of Appeals

1 Locks Plaza Lockport, NY

Dear Members of the Zoning Board,

I am writing to you on behalf of Colton Baker Durst, owner and operator of Rolling Roots farms, regarding the property located at 59 Nichols Street. We hope that in your duties with the zoning board you can find a way to be both faithful to your code and encourage the growth of fresh-produce options for the affected neighborhood.

One of Farm Bureau's long-held values is the advocacy for and protection of farmers to keep local, fresh food options available to communities, large and small. Food deserts are a well-known scourge in some cities, can be very difficult to rectify, and often happen with rates of change too slow to notice. Thankfully, Lockport is not a city with this problem. The challenges experienced during COVID-19 underscored the importance of resilient, community-based food systems, and urban agriculture plays a growing role in addressing those concerns.

The NY Farm Bureau has a desire to work together with farmers and their communities to help reach amicable solutions for when conflicts, inevitably, arise. As I understand it, farms within the city limits have a long history in Lockport. We hope you will consider the positive effects on the neighborhood, and not just the negative ones.

We respectfully request the board's favorable consideration of Mr. Baker Durst's application.

Thank you for your time and consideration.

Sincerely,

Mark Russell



President,

Niagara County Farm Bureau

Hello!

My name is Grace Platt and I am the Program Manager at Lockport Main Street (LMS). LMS is the nonprofit that began the Lockport Community Farmers Market (LCFM) in 2010 and is still organizing and executing during its summer and winter seasons. LMS is dedicated to community and economic development in the City of Lockport through community programming, special events, and tourism and marketing.

I am writing today in support of Rolling Roots Farm LLC and their request to obtain a Special Use Variance to continue their farm and participation at the Lockport Community Farmers Market.

I have been with LMS now for almost 6 years. I began as the Farmers Market Manager in 2019, then accepted the Program Manager position in 2022. Throughout my experience with LMS and talking to our local small businesses owners, I have learned there are so many obstacles to navigate through in order to establish a business in the City of Lockport and to be successful. I fully support enforcing City codes and rules and regulations which help keep order in our community, however I also fully support working with individuals to provide an opportunity to bring small business and opportunities to our community.

As the former market manager, I have had the opportunity to get to know community members who visit the market every Saturday. They do so because they want to shop from local vendors, eat local foods, and to support the farmers market any way they can. I have asked for feedback to make the market stronger and year after year the want for a larger variety of produce and new farms have been the number one request.

Rolling Roots Farm captures everything Lockport Main Street strives to support. They are a small business that has done their due diligence on becoming an established business before applying to the market. They took the time to connect with the new Market Manager to make sure they had everything in place needed before the season started. They have shown up to every market date they have signed up for and they have continually provided our community members with quality produce and seedlings throughout the season. They are a success story that needs to be continually supported, not shut down because of a zoning issues.

This is the time to chose to support our community members working everyday to support their community literally from the ground up. This is the time to chose to find a path where both the individual and the City can thrive and support each other.

To Whom It May Concern,

I am writing to express my full support for Rolling Roots Farm, a vital part of our local agricultural community. As the Lockport Community Farmers Market Manager, I have seen firsthand the dedication, hard work, and stewardship that Colton and his team bring to their farming operations.

Rolling Roots Farm plays a critical role in supporting local food systems, promoting sustainability, and strengthening our rural economy. Their commitment to sustainable farming practices, local food access, and community education sets a powerful example for what agriculture can and should look like in our community.

Whether it's through farmers' markets or community-supported agriculture (CSA), Rolling Roots Farm goes above and beyond in connecting the public with the land and the food it produces. I strongly support Rolling Root's ongoing efforts, including being a part of our Saturday Farmers Market, and I encourage any organization or agency to recognize the value they bring to our area.

If you have any questions or need additional information, please reach out to me by emailing

Lockportmarket@gmail.com

Sincerely,

Yvonne McCowen
Lockport Community Farmer's Market Manager

Petition of Support for Rolling Roots Farms

To the Honorable Members of the City of Lockport Common Council and Zoning Board of Appeals

Misson statement to the board From Rolling Roots Farms:

Rolling Roots Farms is a small urban farm in Lockport New York that provides fresh, locally grown produce and herbs while supporting our community recently we where visited by the city of Lockport's code enforcement department and informed that we are in violation of the city code due to our roadside farm stand and because the property we operate on is zoned residential.

We are committed to operating honestly, responsibly, and in compliance with the city and we are pursuing a special use variance to allow our farm to continue serving our community. Rolling Roots Farms represents years of hard work, perseverance and dedication to local agriculture.

We are asking the community to stand up, have a voice and help support local agriculture by signing this petition and are asking the board to recognize this petition and please grant us the ability to continue to operate and do the as mentioned above.

Community Statement to The Board.

We, the undersigned residents, neighbors, and supporters of Rolling Roots Farms respectfully submit this petition in support of allowing the continued operation of the small, locally owned farm business located at {59 NICHOLS STREET, LOCKPORT NY 14094.

Rolling Roots Farms provides Fresh locally grown produce and herbs to our community contributing to the heath, sustainability and local economy of Lockport. The farms operations are small scale, Family Run and conducted With Respect for the surrounding neighborhood and environment.

Recently, the city of Lockport informed the Farm that it may not continue operations or maintain a farm stand at the residential address. We

believe this restriction would be a loss to the community and contrary to the Growing local support for urban and small- Scale agriculture.

We, the undersigned, respectfully request that the City of Lockport:

1. **Allow Rolling Roots Farms to continue operating at their current location**; or
2. **Grant a Special Use Permit** permitting the business to operate as a small-scale neighborhood farm and farm stand.

We further request that the city recognize the social, environmental, and economic benefits provided by Rolling Roots Farms and support this effort to maintain local access to healthy, locally grown food.

Petitioner Information

Business Name: Rolling Roots Farms LLC
Owner/Operator: Colton Baker Durst
Farm Location: [59 Nichols Street Lockport New York 14094]
Contact Email/Phone: [RollingRootsFarmsLLC@gmail.com]

Community Signatures

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

---

Optional Statement for Petitioners

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

Submission Information

I fully support issuing the Special Variance Use to Rolling Roots Farm and I also encourage the City of Lockport, Common Council, and the Department Heads to create a guide or host workshops in order to educate community members on their property, their responsibilities they have as property owners, and the opportunities these community members have. When we encourage and support the people who live in our community, the stronger our community becomes.

If you have any questions or need additional information, please reach out to me by emailing Grace@lockportmainstreet.com.

Thank you for your time and consideration.

Grace Platt
Program Manager at Lockport Main Street

This petition is being circulated by **Rolling Roots Farms LLC** and its supporters for submission to the **City of Lockport Zoning Board of Appeals** and **City Council** in support of a request for a **special use permit** to continue farm operations at the above location.

#	Name (Printed)	Signature	Adress	Phone #
	DONNA BARON	Donna Baron	86 Nicholls St.	716-471-3463
1	Andrew Vivier	[illegible]	165 S. Transit St	814 566-7923
2	Melannie Winter	[illegible]	32 Lincoln Lockport	509-879-
3	MARY Ann Pesono	Mary Ann Pesono	32 Hampton Ct Lancaster	(719) 255-3656
4	Kristina Markey	[illegible]	315 Pine St Lockport, NY	716-504 7804
5	James Schoenk	[illegible]	348 High St LKpt	716 803-3034
6	Ahleayah Green	ahleayah green	(716) 712-7833	
7	Brendon Grego	[illegible]	44 Hillcrest Drive Hamlin 14464 NY	585 435 277
8	Nicole Alesson	[illegible]	59 Wilmer Ave	412-719 1367
9	Robin Andrews	Robin Andrews	329 Green	
10	Glenn Estey	Estey	75 Stutson	585-644-2124
11	Richard Scinda	Richard Scinda	5774 Burchilla	716 4394187
12	Amber Salada	Amber Salada	149 73rd St NF	716 475 2007
13	Stephanie Schmidt	[illegible]	228 75th St NF NY	716-260-4696
14	Elaine Barnett	Elaine Barnett	8999 Ridge Rd Gasport 14067	716-984 5475
15	Dee Tchorznick	[illegible]	145 Davis Ave Lockport, NY 14094	716-445 4024
16	[illegible]	Margaret Darrach	3807 Stone Rd Mdlpt	

17	Bethany Klimuk	[illegible]	37 Jefferson	
18	Amber Quill	Amber Quill	1384 Sawyer Rd.	585 2605929
19	Seth Hancock	[illegible]		
20	Bryan Mondoux	Bryan Mondoux	466 25th Street	716-496-8808
21	Kristi Winquist	[illegible]		716 946 31
22	Jerry Winquist	Jerry Winquist		716 870 65
23	Ashley Sherwood	[illegible]	2028 Fuller Road Burt	716 909 2462
24	Tyler Minotti	Tyler [illegible]	2028 Fuller Burt	716 225 0484
25	Lawrence Scherer	[illegible]	383 Willow Lockport	754-6507
26	Cindy Sue Wolcott	Cindy Sue Wolcott	4333 Plank Rd. Lockport	471-4061
27	Bryan Grossman	Bryan Grossman	"	"
28	Chris McCormon	[illegible]	4548 Lincoln Dr.	478-5054
29	Dren Burke	[illegible]	100 Massachusetts Ave	807-1481
30	Mary Seaman	Seaman	98 N Transit	716 4394
31	Alvin Thornton			
32	Robert Taylor			
33	Linda Taylor			

34	Bethany Franke	Bethany Franke	discerning design@gmail.com	716-913 2955
35	Alyssa Beauman-Crafts	[illegible]	alyssabeauman05 @gmail.com	716-302-4871
36	Marissa Sprague	Marissa Sprague	marissasprague22 @gmail.com	716-243-0145
37	Emily Clifton	Emily Clifton	Ego99c@gmail	716-727-1324
38	Bonnie Bergeron	[illegible]	PAUL174KPT @gmail	716 5143498
39	Monica Roland	Monica Roland	City Lockport, NY	
40	Liz Allore	[illegible]	eliz.beth.allore @yahoo.com	716-417-3982
41	Kenny Allore	[illegible]	Allore.kenneth@yahoo.com	716 946 3699
42	Steven Intihar	[illegible]	sintihar78@gmail.com	716-207-0140
43	Teuye Maslowski	[illegible]	TeuyeJMaslowski@Gmail.com	716-392-6147
44	Erica Maslowski	Erica Maslowski	elittle9514@gmail.com	716-799-3897
45	Timmi DeBoe	[illegible]	timmidebo@yahoo	716-990-09
46	Cathy DeBoe	Cathy DeBoe	Timmi Debo @yahoo	↓
47	Marica Przybyl	[illegible]	Maricaprzybyl @gmail.com	(716)91
38	Erin Tien	[illegible]		219-765-5
49	~~Ilma~~ Grace Bates	Grace Bates	gracebates@gmail.com	
50	Emily DeWick	[illegible]		716-986-1

51	Jessica Mrouka	Jessica Mrouka	Lower Mt. Rd Lockport	714 314 4427
52	Ellie Azih	Ellie Azih	Green St, Lockport	470-698-4606
53	Chiemeka Azih	Chiemeka Azih	Green St Lockport	678-717-9225
54	Kevin Hedden	[illegible]	Locust, St Lockport	716-416-1985
55	Catherine Roberts	Catherine E. Roberts	Oliver St. Lockport	716-940-2850
56	Valerie Pettapiece	Valerie Pettapiece	Georgia Ave Lockport	716-940-8808
57	Mary Fitzgerald	[illegible]	Woodmere CT Lockport NY	518-466-6408
58	Monica Berry	Monica Berry	Union St Lkpt	
59	Courtney Dunlap	Courtney Dunlap	230 East Ave Lockport NY	678 760 5824
60	Mollie McDonough	Mollie McDonough	269 N. Transit Lockport NY	716-803-9228
61	[illegible]	[illegible]	407 Niagara Street Lockport	716-201 2416
62	[illegible]		[illegible]	[illegible]
63	[illegible]	[illegible]	Lockport NY	
64	Carol Renna	Carol Renna	Morrow Ave Lockport	
65	Morgan Proventano	Morgan Proventano	Lockport	716 387-0593
66	[illegible]	[illegible]	Lockport	
67	Kristin Ferguson	[illegible]	2058 Hess Appleton	716 638 4069

85	Delaney Edmister		Lockport NY	
86	Parker Allard		Lockport NY	
87	Nick Gill		Lockport NY	
88	Josh Randall		Buffalo, NY	317 446 0379
89	Amber Barrett		6017 Tonawanda Creek Rd Lkpt NY 14094	716-807-19
90	Vicky Wolfe		55 Nichols St Lockport	716.945.11
91	JASON WOLFE		55 Nichols Lockport	716-478-9
92	PAUL Krueger		51 Nichols	716 439 5959
93	Esther Campbell		32 Nichols Pl Lkpt	716.478 6018
94	Vincent Eldridge Sr.		32 Nichols St Lockport NY 14094	716-433 8211
95	Travis Farnsworth		38 Nichols St Lockport NY 14094	595-320 1553
96	Blair Farnsworth		38 Nichols St Lockport, NY 14094	716-523-1982
97	Mike Griesser		15 Nichols Lockport	716 433 8649
98	FRANK BENCHIK		209 S. Transit Lockport, NY	716 [illegible]
99	Darlene Dowd		74 Nicholl NY 14094	
100	Michele Reid		54 Nichols St	716 345 [illegible]
101	DAVID REID		54 Nichols St	716 471 3652

102	Michael Lehrey	[illegible]	Lockport	716 960-7018
103	Robert Bil	Robert Bil	Lockport	716 550-7165
104	Adam Tolsma	[illegible]	lockport	716 689-2972
105	Jessica Roath	Jessica Roath	lockport	716 990 1763
106	Marsha Roath	Marsha Roath	Newfane	201-7854
107	Marley Davis	Marely Davis	Lockport	716-231-2692
108	Donna Santariero	Donna Santarsiero	Lockport	716-870-5403
109	Joe Santarsiero	Joe Santarsiero	Lockport	716-870-5403
110	Josha Barrett	Joshua Barrett	Lockport	716-418-9979
111	Aaron Leland			
112	SHARON YOUNG	Sharon Young	LOCKPORT	720459 1832
113	Andreonna Mindoro	[illegible]	Lkpt	7169409307
114	Jonah Connolly	[illegible]	Lkpt.	(716)598-5802
115	H. Danielewicz	[illegible]	Ransomville	716-215-093
116	[illegible]	KFW		
117	Patricia Gula	Patricia Gula	Lockport	

#	Name (Printed)	Signature	Adress	Phone #
118	Megan Weaver	Megan Weaver	Washington St. 14094	608-450-0905
119	Savannah Hunter		47 Gabriel Dr	716 523 2067
120	Ovalve Molina		47 Gabriel Dr	583 6400064
121	Wendy M. Clark	Wendy M. Clark	22 Walnut st Upper Lockport	716-391-2289
122	Rachel Sosebee	Rachel	74 Akron St Lockport, NY	614-595-1139
123	Vicky Winters	Vicky Winters	7767 Ridge Rd Gasport NY	7168678582
124	Joel Winters	Joel	7767 Ridge Rd Gasport ny	714 53-067
125	Jacqueline Stewart	Jacqueline Stewart	6968 Northview Lockport, NY	716 553-579
126	Peggy Stewart	Peggy Stewart	6968 N View Dr Lockport	716-434-7887
127	Matt Devine		154 Corinth, a Lockport	716-622-773
128	Katie Rivers	Katie Rivers	6548 Chestnut Rd.	716-414-192
129	Tamara Luporter		427 Prospect St.	540-331-8392
130	Stephane Doepp	Stephane Doepp	45 Scovell St	716 201 7062
131	Ben Weber		5305 Hartland Rd	716 595 7240
132	SHELLY AKRESS	Shelly Akress	6763 Minnick Rd LKPT	716 266 9190
133	AUDREY Seagrave	Audrey Seagrave	97 Spalding Lockport	716-433-0472

Family for all !!!

134		Patricia Gonzalez		
135	Christine Duernberger			
136		Valeria DiPaolo		
137		Teresa Fontana		
138		Charles Cook		
139		Rebecca Cook		
140		Crystal Hawkes		
141		Shyanne Green		
142		Megan McKernan		
143		Patricia DeJesus		
144	Franklin Rueda			
145		Jennifer M Schumacher		
146		Donna Slyster		
147		Kathy Reid		
148		Glen E Estey		
149		Blake Lemar		
150		Kelly Kurk		

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

68	Tiffany Perez	Tiffany Perez	Lockport NY	
69	Gary Lumia			
70	Brenda Knight		N H	
71	Steve Vermoulen	[illegible]	Lockport NY	
72	Tiffany Hall	[illegible]	Lockport NY	
73	JOSH ARNOLD	[illegible]	BF EAST AMHERST	
74	Jeff Arnold	[illegible]	E Amherst	
75	Luisa Smith	Luisa Smith	Lockport	
76	Joseph Lobczowski	Joseph Lobczowski	Lockport	
77	SUSAN M. K Pope	SMK Pope	Lockport	
78	Tim Fauls	[illegible]	Lockport	
79	Jennifer Hill	[illegible]	892 WILLOW ST LOCKPORT	
80	Joanne Condren	[illegible]	New Fane	
81	D. Lute	D. LUTE	Lockport	
82	[illegible]	Alan Davis	Porter	
83	Jane Stevens	Jane Stevens	getzville NY	(716) 243 0543
84	Ellie benedict	Eliana Benedict	lockport	

356	Olivia Booth	Olivia Booth	Lockport	716-609 5197
357	Charlie Horton-Fisher		Lockport	716-747 9187
358	Trisha Horton-Fisher		Lockport	716- 524- 5740
359	DJ Hill	DHill	Lockport	7167271
360	Jeffrey Roarn		lockport	716-747-90
361	Nikki L. Roe		Lockport	(716)420-8
362	Don WRIGHT	Don Wright	Lockport	716-990-0
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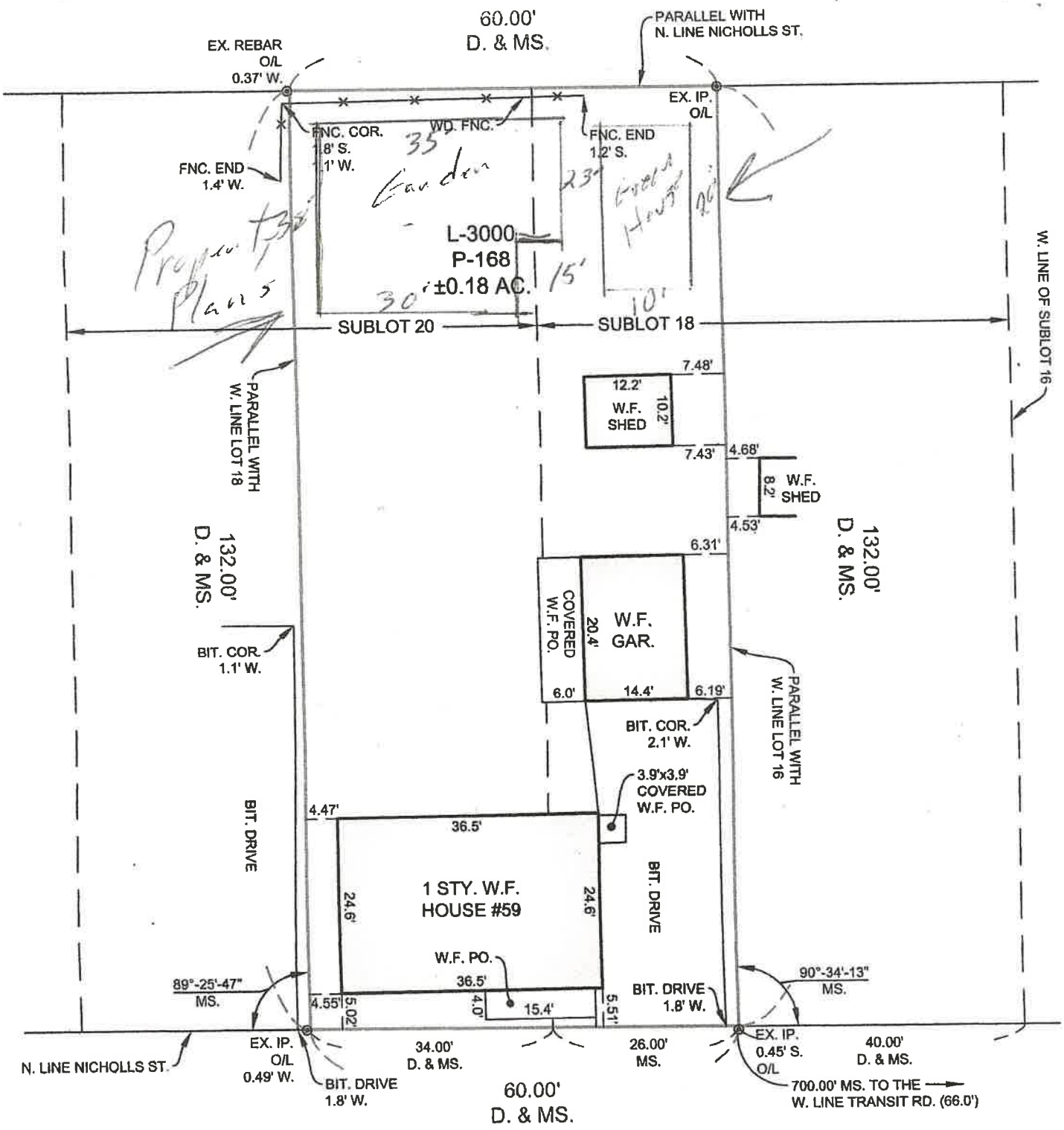

NICHOLLS STREET (66.0')

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
small scale urban farm

Project Location (describe, and attach a location map):
59 nichols street Lockport NY 14094

Brief Description of Proposed Action: My proposed action is to be granted the ability to opperate a small scale urban farm with the means to distribute the produce accumulated via the farm at local farmers markets and as well as the farm property itself. I also intend to use the property to be able to run the day to day operations of the farm / business

Name of Applicant or Sponsor:	Telephone: 7164192169
Colton Baker Durst	E-Mail: RollingRootsFarmLLC@Gmail.com

Address: 59 nichols

City/PO:	State:	Zip Code:
Lockport	NY	14094

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: the department of agraculture	☐	☑

3. a. Total acreage of the site of the proposed action? 1/4 acres
   b. Total acreage to be physically disturbed? 1/8 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1/8 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☑	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☑	YES ☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☑	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☑	YES ☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☑	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☑	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO ☑	YES ☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☑	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes, a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Colton Bakerhurst Date: 11/5/25

Signature: Colton Bakerhurst Title: owner

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

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

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

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

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

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

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

PRINT FORM

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. 2387 November 9, 2026

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 21 Church Street, Lockport, New York, had been filed by Ulrich Sign Company.

The request is for a variance to remove the changeable sign faces in the existing ground mounted sign and replace when with two LED digital sign faces situated in a Mixed Use Neighborhood Zone.

Approval of the permit application was denied or withheld because digital signs are not a permitted use in this location.

The City of Lockport Zoning Ordinance allows digital signs on Transit Street from the City line to Main Street, West Avenue from the City line to Transit Street, Park Avenue and Lincoln Avenue

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, November 24, 2026 at 5:00 P.M.,** at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attorney.

The purpose of this Hearing is to give all affected property owners an opportunity to support or oppose the granting of this Appeal.

Supporting documentation for this case may be found on the City of Lockport website lockportny.gov.

LOCKPORT ZONING BOARD OF APPEALS
Megan Brewer

CITY OF LOCKPORT, NEW YORK
ZONING BOARD OF APPEALS APPLICATION

____ **AREA VARIANCE** ____ **USE VARIANCE**

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

PROPERTY ADDRESS: 21 Church Street, Lockport, NY 14094

APPLICANT INFORMATION

NAME: Ulrich Sign Company ADDRESS: 177 Oakhurst St

PHONE: 716-433-0167 Lockport NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: gretchenm@ulrichsigns.com

OWNER INFORMATION

NAME: Lockport Presbyterian Church ADDRESS: 21 Church Street

PHONE: 716-433-5905 Lockport NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: deborah.elizalde@huntrealestate.com

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: _____

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

Home of the Lockport Presbyterian Church (First Presbyterian), used for worship and community activities since 1855. The site has an existing V-shaped ground sign with change-copy cabinets.

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

Install an electronic message sign on the church's existing V-shaped ground sign: remove the change-copy cabinets and install (2) 41" x 6'3" double-sided full-color Watchfire 6mm LED units (144 x 288 pixels, wireless). Replace the existing letters with (2) non-illuminated aluminum panels with acrylic letters reading "FIRST PRESBYTERIAN" on the concrete header panel. Display will not blink, flash or scroll, will dim at night, and will be lit sunrise to 10 p.m. only.

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 church uses its ground sign to tell the community about services and events. The manual change-copy cabinets are hard to keep current. The benefit cannot be achieved by other means feasible to the applicant, since a conforming sign would not allow regular message changes. The proposed sign will replace the existing sign in the same location.

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

The sign will not change the character of the neighborhood or affect adjacent properties. The Board approved a similar LED sign for the Dale Association at 33 Ontario Street. The display will be static, will dim at night and will be off from 10 p.m. No adverse physical or environmental effect; premises will be kept neat, clean and orderly.

FIRST PRESBYTERIAN CHURCH
21 Church Street, Lockport, NY 14094

October 28, 2026

City of Lockport
Building Inspection Department
One Locks Plaza
Lockport, NY 14094

RE: First Presbyterian Church - 21 Church Street, Lockport, NY 14094

To Whom It May Concern:

Please accept this letter as authorization for Ulrich Sign Company Inc. to act as our agent on behalf of First Presbyterian Church in obtaining the necessary sign variances and permits for the above-referenced property.

Should you have any questions, please contact William Hardy at 716-491-0321 OR Debby Elizalde 716-525-3577.

Sincerely,

Authorized Signature: _____

Printed Name: Rev. William J. Hardy

Title: Reverand of First Presbyterian Church of Lockport

First Presbyterian Church



OPTION 2

New Alumimum Panel
Routed 1/2" Acrylic Letters
Copy 5.25" / 4.5"

41" x 6'-3"
LED Display





Existing Cabinet
36" x 60.5"

D/F Illuminated Ground Sign

*THIS DESIGN PROPOSAL IS TO REMAIN PROPERTY OF ULRICH SIGN CO. UNTIL APPROVED & ACCEPTED THRU PURCHASE BY NAMED CLIENT.

Revised 9/21/26 – ab

Client Approval _____

DATE

UlrichSigns
177 Oakhurst Street
Lockport, New York 14094
Phone (716) 434-0167
Fax (716) 434-0226
www.ulrichsigns.com

Customer
First Presbyterian Church

Location
Lockport

Date
11-14-24

Sales Representative
Chris

Designer
A. Boehmer

File Name
First Presbyterian Church Lockport

Colors
X

Due to differences in monitors and printers, colors you see may vary from final product.

Description
41" x 75" 6mil LED

UL LISTED

UL inspected and labeled in accordance with UL standard #48 for electric signs installed, using UL listed parts and methods of installation in accordance with the National Electric Code.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

THIS DESIGN PROPOSAL IS THE EXPRESS PROPERTY OF ULRICH SIGN CO. UNTIL APPROVED & ACCEPTED THROUGH PURCHASE BY NAMED CLIENT.