

ASSESSOR
BUILDING
INSPECTOR
PLUMBING
INSPECTOR

TOWN OF LOCKPORT

MUNICIPAL BUILDING - 6560 DYSINGER ROAD
LOCKPORT, NEW YORK 14095

OFFICE OF LANDS,
BUILDINGS, AND CODE ENFORCEMENT

**ZONING
BOARD**

(716)439-9526
439-9527
FAX 439-9532

ZONING BOARD OF APPEALS **MEETING NOTICE**

DATE: Tuesday, April 24, 2012

TIME: 7:00 PM

MEETING HELD IN MUNICIPAL BUILDING
(6560 DYSINGER ROAD)

SCHEDULED AGENDA FOR MEETING TO DATE

1. **Approval of March 27, 2012, minutes.**
2. **6629 Sanders Rd– SBL # 153.00-1-66 James Miller:** Requests an area variance to construct a 40 x 60 pole barn and a 26 x 60 Greenhouse prior to the construction of a single family home.
3. **6475 Dysinger Rd - SBL # 138.00-2-40.2 Lokesh Rastogi:** Requesting a variance to convert a business use to a residence.
4. **1010 Kinne Rd– SBL # 153.00-1-9.12 Gary Lyness/ Morris Wingard:** Requests an area variance to construct a single family residence on a lot that is less than the required three acres.
5. **1010 Kinne Rd - SBL # 153.00-1-9.12 Christopher Pollins/ Morris Wingard:** Requests an area variance to construct a single family home with an extended family unit.
6. **1000 Shaffer Rd- SBL # 139.00-1-11.2 Raymond Wills:** Requests an area variance to construct a single family home on a lot less than the required 150 ft. frontage.
7. **5869 Robinson Rd—SBL # 137.02-1-27 Janet Zeher/Allen Lang:** Requests an area variance to construct a pond less than the required 100 ft. setback.



Filing Fee: \$150.00

APPLICATION MUST BE FILED BY THE 10TH OF THE MONTH

**TOWN OF LOCKPORT
6200 ROBINSON RD.
LOCKPORT, N.Y. 14094**

BOARD OF APPEALS REQUEST

- 1. PREVIEW ()
- 2. SPECIAL PERMIT ()
- 3. VARIANCE (✓)

BUILDING DEPT. - 439-9527

(PLEASE PRINT)
PROPERTY LOCATION:

6629 Sanders Rd.
STREET #: _____

(PLEASE PRINT)
PROPERTY OWNER: James L. Miller

OWNER ADDRESS: 3330 Miller Rd.
CITY/STATE/ZIP: NIAGARA FALLS
PHONE #: 297 3909
SIGNATURE: James L. Miller

Located on the N-(E)W side. Between Rapids (R)oad/Drive and KINNE (R)oad/Drive.
Property is located in an area zoned Ag. RES.

(PLEASE PRINT)
APPLICANT NAME: James Miller
STREET: 3330 Miller Rd
CITY/STATE/ZIP: NIAGARA FALLS NY
PHONE #: 297 3909
SBL #: 153.00-1-66

DESCRIPTION OF PROPOSAL: TO install
A 40' x 60' pole BARN AND
A 26' x 60' GREEN HOUSE
For Agricultural Purposes.
NOT For USE WITH ANIMALS.

APPLICATION WAS DENIED FOR THE FOLLOWING REASON ACCESSORY STRUCTURES
MAY BE ALLOWED CLEARLY SUBORDINATE TO THE
DWELLING OR PRINCIPAL STRUCTURE SECTION 200-34

APPLICANT SHALL PROVIDE ALL NECESSARY PLOT PLANS, DRAWINGS, ELEVATIONS AND DATA REQUIRED TO THE BUILDING DEPARTMENT

APPLICANT IS REQUIRED PRIOR TO ANY HEARING, TO NOTIFY ANY AND ALL ADJACENT PROPERTY OWNERS OF THE INTENTION OF THIS PROPOSAL.

I HEREBY DEPOSE AND SWEAR THAT ALL OF THE STATEMENTS ABOVE ARE TRUE.
DATE: 4-9 2012 APPLICANTS SIGNATURE: James L. Miller
(Signature of Applicant)

PROJECT ID NUMBER

SEQR

617.20

APPENDIX C

STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM

for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 1. APPLICANT / SPONSOR <i>JAMES L. MILLER</i> | 2. PROJECT NAME |
| 3. PROJECT LOCATION: <i>6629 SANDERS Rd. LOCKPORT, NY 14094</i> | |
| Municipality | County <i>NIAGARA</i> |
| 4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map <i>6629 SANDERS Rd. BETWEEN RAPIDS + KINNE Rds.</i> | |
| 5. IS PROPOSED ACTION : <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration | |
| 6. DESCRIBE PROJECT BRIEFLY: <i>BUILD A 40' x 60' POLE BARN WITH STEEL EXTERIOR SIDING AND A 26' x 60' GREEN HOUSE FOR AGRICULTURAL PURPOSES. THIS IS FOR PLANTING OF CROPS, NOT FOR USE WITH ANIMALS.</i> | |
| 7. AMOUNT OF LAND AFFECTED: Initially acres Ultimately acres | |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly: | |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe) | |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval: | |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval: | |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE | |
| Applicant / Sponsor Name | Date: |
| Signature <i>[Handwritten Signature]</i> | |

**If the action is a Coastal Area, and you are a state agency,
complete the Coastal Assessment Form before proceeding with this assessment**

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:
 Yes No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:
 Yes No

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

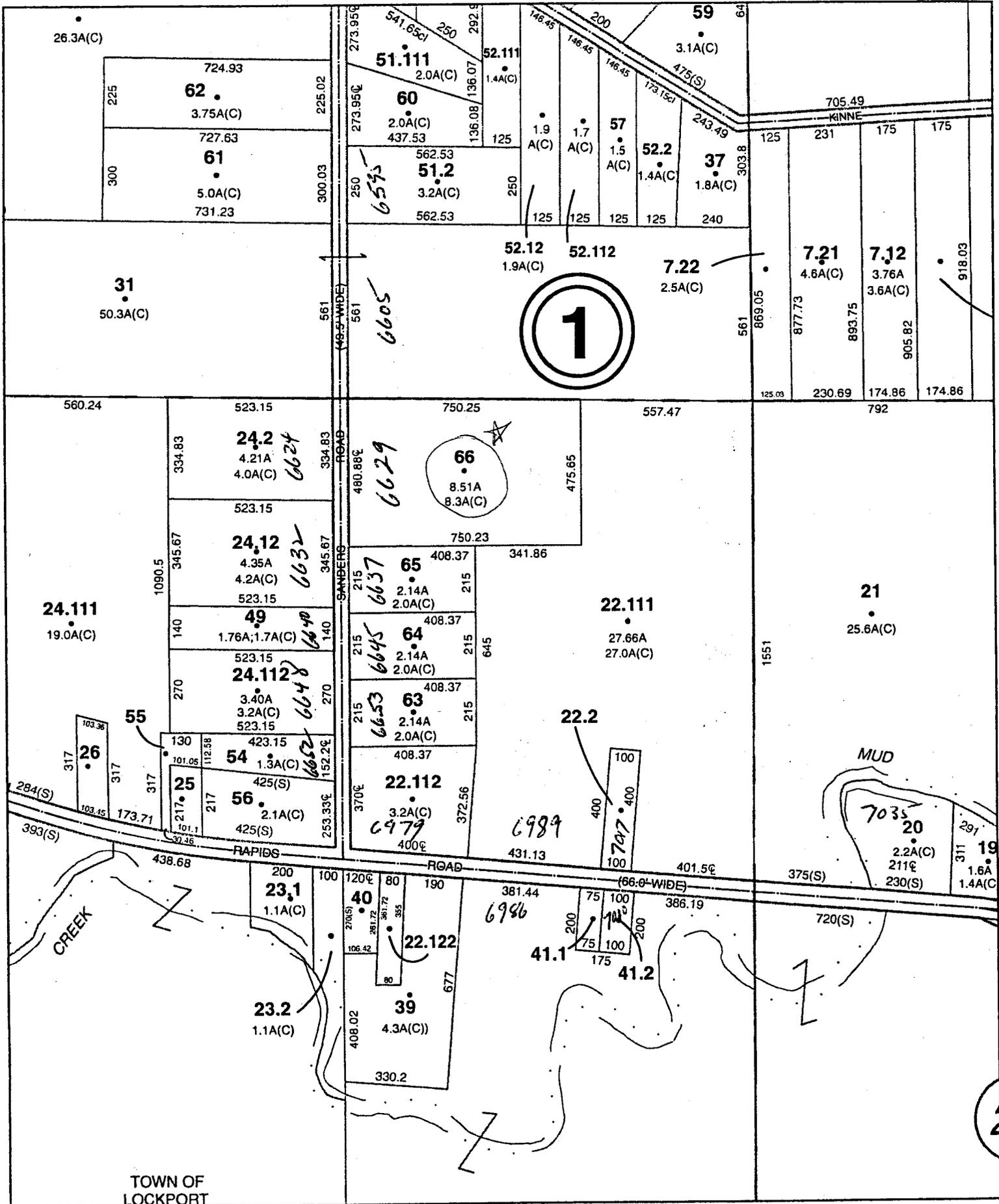
Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

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 **AND** provide, on attachments as necessary, the reasons supporting this determination.

| | |
|----------------------------------------------------------|---------------------------------------------------------------|
| _____ | _____ |
| 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) |

T. LOCKPORT

153.00 - 1-22-111 ; 1130716-1131021 ; 27.0A(C), 832.65FF
 - 63 : 1130018-1130737 ; 2.0A(C), 215 FF
 - 64 : 1130022-1130946 ; 2.0A(C), 215 FF
 - 65 : 1130017-1131142 ; 2.0A(C), 215 FF
 - 66 : 1130190-1131513 ; 8.3A(C), 480.88 FF



TOWN OF LOCKPORT



Filing Fee: \$150.00

APPLICATION MUST BE FILED BY THE 10TH OF THE MONTH

TOWN OF LOCKPORT
6200 ROBINSON RD.
LOCKPORT, N.Y. 14094

BUILDING DEPT. - 439-9527

BOARD OF APPEALS REQUEST

- 1. PREVIEW ()
- 2. SPECIAL PERMIT ()
- 3. VARIANCE (✓)

(PLEASE PRINT)
PROPERTY LOCATION:

STREET #: 6475 DYSINGER RD.
LOCKPORT

(PLEASE PRINT) LOKESH RASTOGI
PROPERTY OWNER: MAGAN RASTOGI

OWNER ADDRESS: 2 PASHA CT.
CITY/STATE/ZIP: WILLIAMSVILLE, NY 14221
PHONE #: 716-689-2907

SIGNATURE: _____

Located on the N-S-E-W side. Between BEATTIER Road/Drive and BOW MILLER Road/Drive.

Property is located in an area zoned B-1

(PLEASE PRINT)
APPLICANT NAME: LOKESH RASTOGI

STREET: 2 PASHA CT.

CITY/STATE/ZIP: WILLIAMSVILLE, NY

PHONE #: (716) 689-2907

SBL #: 138.00-2-40.2

DESCRIPTION OF PROPOSAL: _____

ALLOW TO LEASE/SELL
AS RESIDENTIAL

APPLICATION WAS DENIED FOR THE FOLLOWING REASON A SINGLE FAMILY HOME
IS NOT A PERMITTED PRINCIPAL USE IN A BUSINESS
USE DISTRICT SECTION 200-63

APPLICANT SHALL PROVIDE ALL NECESSARY PLOT PLANS, DRAWINGS, ELEVATIONS AND DATA REQUIRED TO THE BUILDING DEPARTMENT

APPLICANT IS REQUIRED PRIOR TO ANY HEARING, TO NOTIFY ANY AND ALL ADJACENT PROPERTY OWNERS OF THE INTENTION OF THIS PROPOSAL

I HEREBY DEPOSE AND SWEAR THAT ALL OF THE STATEMENTS ABOVE ARE TRUE. (Signature of Applicant)

DATE: 4-9-2012

APPLICANTS SIGNATURE: [Signature]

Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| 1. APPLICANT/SPONSOR LOKESH RASTOGI | 2. PROJECT NAME ALLOW LEASE/SALE FOR RESIDENTIAL |
| 3. PROJECT LOCATION: Municipality <u>LOCKPORT</u> County <u>NIAGARA</u> | |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 6475 DYSINGER RD, (INTERSECTION OF BEATTIE & ROBINSON) (NEXT TO BARDEN PLAZA) | |
| 5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration <u>ALLOW LEASING/SALE FOR RESIDENTIAL</u> | |
| 6. DESCRIBE PROJECT BRIEFLY: <u>SINCE 11/17/2011 Our agent HUNT'S REAL ESTATE Published/Advertized for Lease/Sale as Commercial. No body called or interested in Commercial (Business) but all RESIDENTIAL</u> | |
| 7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately <u>N/A</u> acres | |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <u>Nobody came forward to lease for Business purposes.</u> | |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <u>MIXED USE FOR RESIDENTIAL & BUSINESS BOTH</u> | |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: | |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: | |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>LOKESH RASTOGI</u> Date: <u>4/9/12</u> Signature: <u>[Signature]</u> | |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment



PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

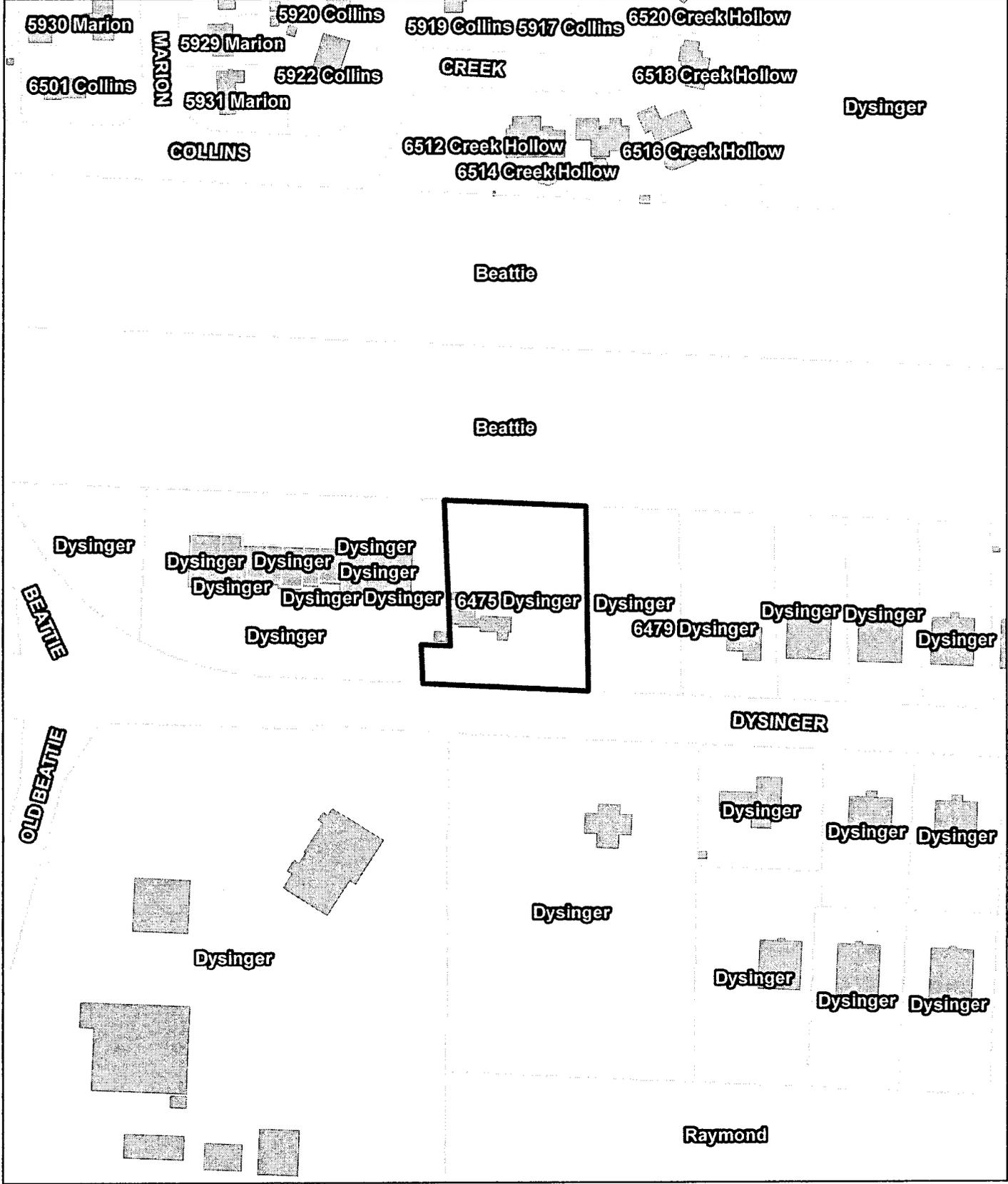
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- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination

| | |
|----------------------------------------------------------|---------------------------------------------------------------|
| 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) |

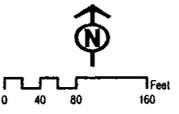
Reset



138.00-2-40.2
6475 DYSINGER RD

LEGEND

Parcels (2010)



The Town of Lockport shall assume no liability for: 1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused or; 2. Any decision or action taken or not taken by the reader in reliance upon any information or data furnished hereunder. Data Sources: NYS GIS Clearinghouse, FEMA

Date: April 9, 2012

To: Town Of Lockport.

SUB: BOARD OF APPEALS REQUEST FOR VARIANCE

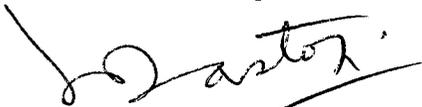
On 11/17/2011, I signed up a contract with HUNTS REAL ESTATE (Agent: George Fetterhoff) to Lease or Sell the PROPERTY (6475 Dysinger Road), but in the last four months not a single client called to lease or buy for BUSINESS USE. All the calls/showings were for RESIDENTIAL. Per Mr. George Fetterhoff 22 clients contacted - ALL FOR RESIDENTIAL USE ONLY.

I am unable to lease or sell - in spite of the fact that I cleaned all around the house and remodeled/repaired everything inside & outside which costed me a good amount of money. I want to LEASE or SELL.

Therefore in view of this I am submitting the following documents to approve for RESIDENTIAL purposes:

- (1) Application with Appendix C
- (2) Letter from Mr. George Fetterhoff of HUNTS REAL ESTATE
(attachments: Property History Report, and or Fliers for Commercial Lease or Sale)

Submitted for your kind approval.



Lokesh Rastogi

2 Pasha Court,

Williamsville, NY 14221



Always There For You



HUNT REAL ESTATE ERA
LOCKPORT BRANCH
Ulrich City Centre, Suite 5
Lockport, New York 14094
Office: (716) 434-6266 Fax: (716) 439-4583

4/4/2012

Lokesh C. and Magan D. Rastogi

Tax# 292600-138-000-0002-040-002

Property listed with Hunt Real Estate; 6475 Dysinger Rd, Lockport, NY. 14094

MLS# B398042 Residential Rental, Listing date 11/17/2011 (See attached sheet) Inquiries to date = 22

MLS# B398041 Commercial Rental, Listing date 11/17/2011(See attached sheet) Inquiries to date = 0

MLS#B400626 Commercial For Sale, Listing date 1/19/2012 (See attached sheet) Inquiries to date = 0

I do believe that the best effective use for this property is Residential Rental and or Residential Sale based on the number of inquiries to date.

George Fetterhoff

Associate Real Estate Broker

175 Ulrich City Centre, Unit #5

Lockport, NY 14094

Office 434-6266

Mob. 622-4022

George.fetterhoff@huntrealestate.com

HUNTREALESTATE.COM

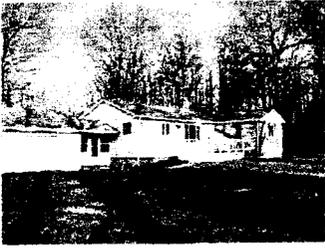
REAL ESTATE | MORTGAGE | INSURANCE

PROPERTY HISTORY REPORT

| ML# | Tax ID | Status | Price | Hist Date | List Date | Agent | Office |
|-----------------|-----------------------------|---------------|--------------|------------------|------------------|--------------|-------------------|
| B398042 | 292600-138-000-0002-040-002 | A | \$900 | 11/18/2011 | 11/17/11 | FETTERHJ | HUNT11 |
| Address: | 6475 Dysinger Rd | | | | Area: | 292600 | Zip: 14094 |
| B398042 | 292600-138-000-0002-040-002 | X | \$900 | 01/11/2012 | 11/17/11 | FETTERHJ | HUNT11 |
| Address: | 6475 Dysinger Rd | | | | Area: | 292600 | Zip: 14094 |
| B400626 | 292600-138-000-0002-040-002 | A | \$109,900 | 01/19/2012 | 01/19/12 | FETTERHJ | HUNT11 |
| Address: | 6475 Dysinger Rd | | | | Area: | 292600 | Zip: 14094 |

* INFORMATION CONFIDENTIAL, PROPERTY OF MLS, DEEMED RELIABLE BUT NOT GUARANTEED *

Information DEEMED RELIABLE BUT NOT GUARANTEED. Copyrights, 2012 NY State Alliance of MLS. All rights reserved. S/W Copyright MarketLinx 2012. All rights reserved.



MLS#: B398041

Commercial Mixed or Industrial

Active

6475 Dysinger Road

Area: 292600

List Price: \$900

County: Niagara

Zip Code: 14094

VR Pricing: N Low List Price:

Town: Lockport Town

Nrst Cross Street: Beattie

Village:

Subdivision:

Photos: 20

Tax Map #: 2926001380000002040002

Neighborhood:

Attachments: 1

School District: Lockport

Gross Sq Feet: 1,630

Acres:

High School: Lockport

Lot Frontage: 265 Lot Depth: 288

Lot Shape: Rectangular

Middle School:

Transaction Type: RENT

Lot #:

Elementary School:

Year Built / Description: 1951 / EXT

Listing Office Information

Name: Hunt Real Estate ERA/HUNT11

LAName/ID: George Fetterhoff/FETTERHJ

LA2 Name/ID:

Phone/Fax: 716-434-6266/716-439-4583

LA Email: George.Fetterhoff@huntrealestate.com

LA2 Email:

Address: Ulrich City Centre Suite 5

LA Cell / Fax: 716-622-4022

LA 2 Cell / Fax:

Lockport, NY 14094

LA Direct / Ext:

LA 2 Direct / Ext:

Owner Information

Name: LokeshRastogi

LA Voice Mail: 716-743-5678

Compensation (Sub Agent): 450

Owner 2: Magan Rastogi

Negotiation With: Listing Broker Only

Compensation (Buyer's Agent): 450

Address:

Exclusions:

Compensation (Broker's Agent): 0

Listing Type: ER List Date: 11/17/11

Expiration Date: 07/17/12

Service Type:

DOM: 139

Showing-Appt #/Desc: 505-7469/Appointment Service

Special Conditions Apply Call Listing Broker: N

Showing/Appt Instructions: Lockbox - Call First

Virtual Tour Link:

Private Remarks:

B400626 Call proshow or email proshow@huntrealestate.com for all appts. Published compensation is for ML members only.

General Information

Category: Commercial, Office, Store/Office

Total Units: 1

Office Sq Ft: 1,102

Sale Includes: Other - See Remarks

Stories: 1.00

Manufacturing Sq Ft:

Type of Building: Office Building, Residential, Retail

Business Name:

Business is a Franchise: N

Buildings: 1

Residential Sq Ft:

Business Type:

Available Parking Spaces: 6

Retail Sq Ft:

Electric Service: 120/240V, 220V, Single Phase

Max Ceiling Height:

Leased Sq Ft:

Property Use: Conforming

Max OH Door Height:

Warehouse Sq Ft:

Location: Business District

On Waterfront: No

Vacant Sq Ft:

Floor:

Description:

Zoning Code:

Parking Desc: Dirt / Stone

Name:

Zoning: Business

Basement: Full

Loading:

Public Remarks:

For Lease, Great location for your new or existing business, location zoned B-1, 1630 sq ft, plus basement, 1,102 sq ft of office / retail space, 528 sq ft warehouse space, on 1.5 acre lot, all utilities, high traffic area, across from the Lockport Town Hall. Min 3 year lease, triple net, (owner requires first and last months rent plus security deposit of \$3000 up front at signing of lease) Option to purchase for \$109,900 (See ML # B400626), Possible owner hold with 25% down.

Directions to Property:

From (Rt 78) South Transit Rd to Dysinger Rd #6475.

Lease Information

\$ per Square Foot: \$ 0.00

Tenant Pays: Electric, Heat, Insurance, Maintenance, Security, Utilities, Water, Other - See Remarks

Leases:

Owner will Lease:

Lease Description:

Lease Term:

Printed by: George Fetterhoff

COM REALTOR Full (NYS)

Page1

04/04/12 04:19 PM



MLS#: B400626
 #6475 Dysinger Rd
 County: #Niagara
 Town: Lockport Town
 Village:
 Tax Map #: #292600-138-000-0002-040-002
 School District: Lockport
 High School: Lockport
 Middle School:
 Elementary School:

Commercial Mixed or Industrial

Active

Area: #292600 **List Price: \$109,900**
 Zip Code: #14094 VR Pricing: N Low List Price:
 Nrst Cross Street: Beattie
 Subdivision:
 Neighborhood:
 Gross Sq Feet: 1,630 Acres: #1.50
 Lot Frontage: #265 Lot Depth: #288 Lot Shape: Rectangular
 Transaction Type: SELL Lot #:
 Year Built / Description: #1951 / EXT

Photos: 20

Attachments:

Listing Office Information

Name: Hunt Real Estate ERA/HUNT11
 Phone/Fax: 716-434-6266/716-439-4583
 Address: Ulrich City Centre Suite 5

LAName/ID: George Fetterhoff/FETTERHJ
 LA Email: George.Fetterhoff@huntrealestate.com
 LA Cell / Fax: 716-622-4022
 LA Direct / Ext:
 LA Voice Mail: 716-743-5678
 Negotiation With: Listing Broker Only

LA2 Name/ID:
 LA2 Email:
 LA 2 Cell / Fax:
 LA 2 Direct / Ext:
 Compensation (Sub Agent): 3
 Compensation (Buyer's Agent): 3
 Compensation (Broker's Agent): 3
 Exclusions:
 Listing Type: ER List Date: 01/19/12 Expiration Date: 07/17/12
 Service Type:

Lockport, NY 14094

Owner Information

Name: #Lokesh#Rastogi
 Owner 2: #Magan# Rastogi
 Address: #2 Pasha Ct
 #Williamsville NY# 14221

Showing-Appt #/Desc: 505-7469/Appointment Service

Special Conditions Apply Call Listing Broker: N

Showing/Appt Instructions: Lockbox - Call First

Virtual Tour Link:

Private Remarks:

B398041 Call proshow or email proshow@huntrealestate.com for all appts. Published compensation is for ML members only.

DOM: 76

General Information

Category: Commercial, Office, Store/Office

Sale Includes: Land and Building

Type of Building: Office Building, Business Services, Personal Services, Retail, Religious

Business Name:

Business is a Franchise: N

Business Type:

Electric Service: 120/240V, 220V, Single Phase

Property Use: Conforming

Location: Business District

Floor: Linoleum/Vinyl

Parking Desc: Dirt / Stone

Total Units: 1

Office Sq Ft: 1,102

Stories: #1.00

Manufacturing Sq Ft:

Buildings: 1

Residential Sq Ft:

Available Parking Spaces: 6

Retail Sq Ft:

Max Ceiling Height:

Leased Sq Ft:

Max OH Door Height: 7

Warehouse Sq Ft: 528

On Waterfront: No

Vacant Sq Ft:

Description:

Zoning Code:

Name:

Zoning:

Business

Basement: Full

Loading:

Public Remarks:

Great location for your new or existing business in the Town of Lockport, location zoned B-1, (High Traffic Area Location), 1630 sq ft plus full basement, 1,102 sq ft of office/retail space, 538 sq ft of warehouse space, on 1.5 acre lot, with 265' road frontage on (Rt 93) Dysinger Rd. All utilities, across from the Lockport Town Hall. (Possible owner hold w/25% down). will lease with option to purchase (See MLS 398041)

Directions to Property:

From (Rt 8) South Transit Rd to Dysinger #6475.

Lease Information

\$ per Square Foot:

Tenant Pays: Electric, Heat, Insurance, Maintenance, Security, Utilities, Water, Other - See Remarks

Leases:

Owner will Lease:

Lease Description:

Lease Term:

Printed by: George Fetterhoff

COM REALTOR Full (NYS)

Page1

04/04/12 04:19 PM

Filing Fee: \$150.00

APPLICATION MUST BE FILED BY THE 10TH OF THE MONTH

TOWN OF LOCKPORT

**6200 ROBINSON RD
LOCKPORT NY 14094**

BUILDING DEPT. - 439-9526

(PLEASE PRINT)
PROPERTY LOCATION:

LOCKPORT, NY
STREET #: V/L KINNER RD.

BOARD OF APPEALS REQUEST

- 1. PREVIEW ()
- 2. SPECIAL PERMIT ()
- 3. VARIANCE:
 - AREA ()
 - USE

(PLEASE PRINT)
PROPERTY OWNER: MORRIS + AUDREY WINGARD

OWNER ADDRESS: 7396 TONAWANDA CRK RD.
CITY/STATE/ZIP: LOCKPORT, NY 14094
PHONE #: 716-433-9483

SIGNATURE: _____

Located on the N S-E-W side. Between, SANDERS Road/Drive and WISTERMAN Road/Drive

Property is located in an area zoned AGRICULTURAL

(PLEASE PRINT)
APPLICANT NAME GARY D. LYNESS
STREET: 4835 RAINTREE ST. CIRCLE E.
CITY/STATE/ZIP: BRADENTON, FL. 34203
PHONE #: 716-807-5452
SBL #: 153.00-1-9.12

DESCRIPTION OF PROPOSAL: BUILD A
SINGLE FAMILY HOUSE ON
LESS THAN 3 ACRES WITH
AGRICULTURAL ZONING.

APPLICATION WAS DENIED FOR THE FOLLOWING REASON THE RESIDENCE MUST
BE CONSTRUCTED ON A LOT AS A SPECIAL USE.
THE MINIMUM LOT SIZE IS 3 ACRES, SECTION 200-27H.

.....
**APPLICANT SHALL PROVIDE ALL NECESSARY PLOT PLANS, DRAWINGS, ELEVATIONS
AND DATA REQUIRED TO THE BUILDING DEPARTMENT**

**APPLICANT IS REQUIRED PRIOR TO ANY HEARING, TO NOTIFY ANY AND ALL
ADJACENT PROPERTY OWNERS OF THE INTENTION OF THIS PROPOSAL**

Gary D. Lyness
(Signature of Applicant)

I HEREBY DEPOSE AND SWEAR THAT ALL OF THE STATEMENTS ABOVE ARE TRUE.

DATE: 3/30 2012

APPLICANTS SIGNATURE: Gary D. Lyness

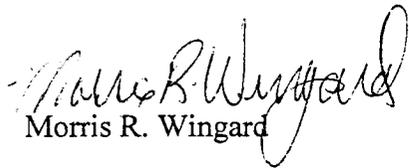
March 14, 2012

Morris R. & Audrey Wingard
7396 Tonawanda Creek Road
Lockport, New York 14094

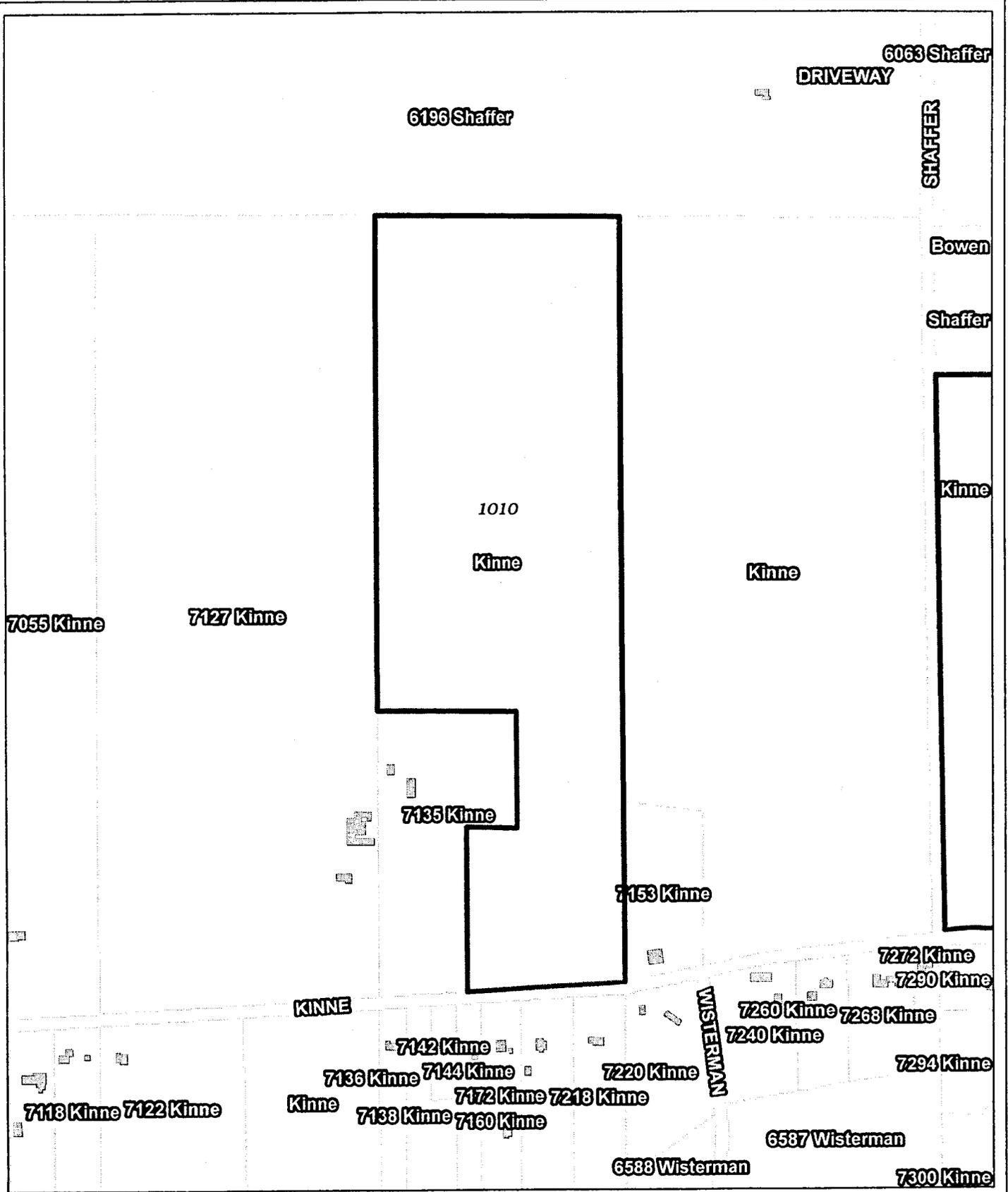
To Whom It May Concern:

We authorize Gary D. Lyness and Barbara P. Lyness, or their representative, to appear and process a variance and special use permit on premises being part of Tax Map # 153.00-1-9.12 as contracted purchasers.

Sincerely,


Morris R. Wingard

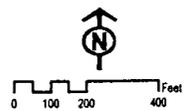

Audrey Wingard



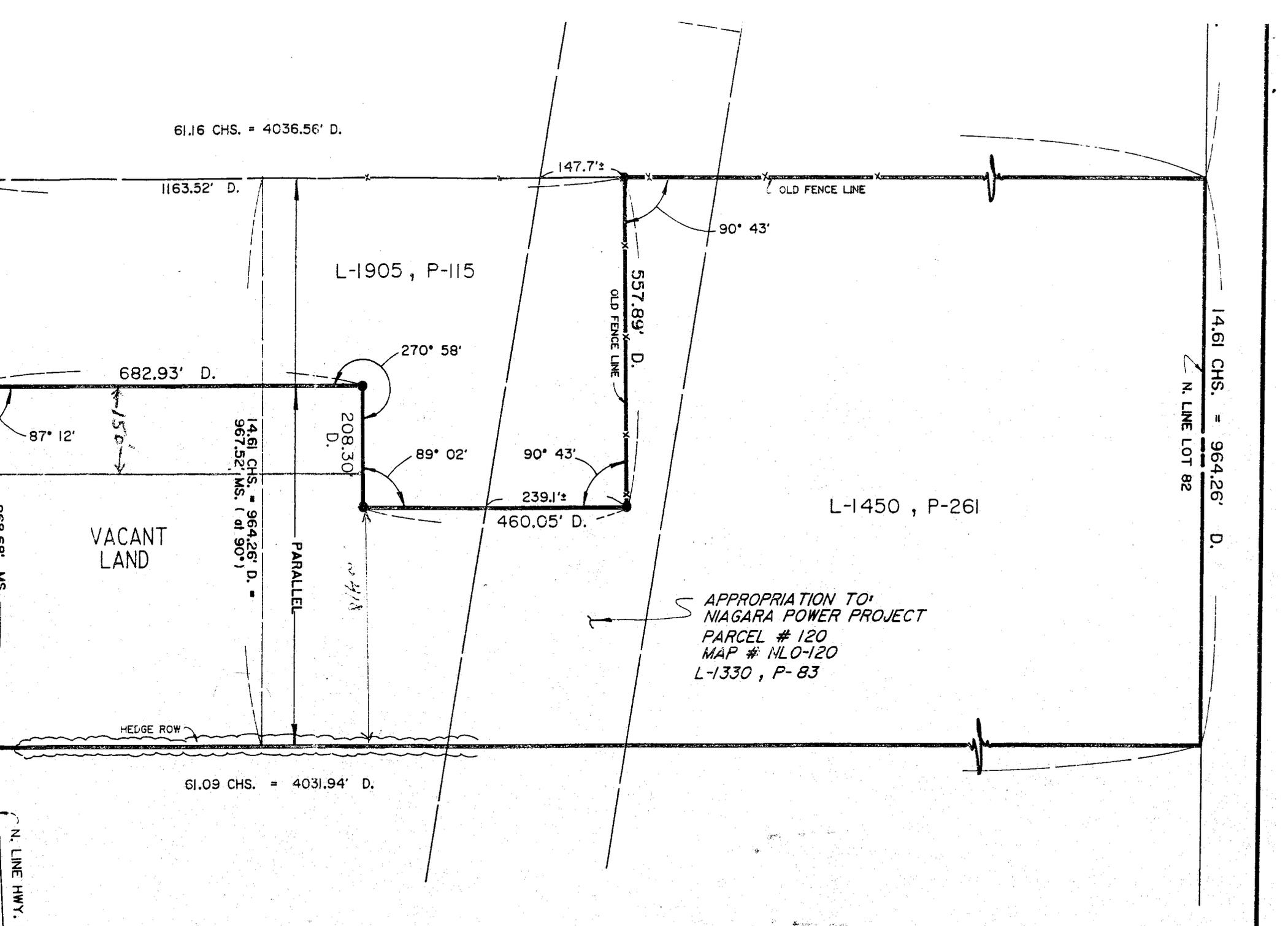
153.00-1-9.12
1010 KINNE RD

LEGEND

Parcels (2010)



The Town of Lockport shall assume no liability for: 1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused or; 2. Any decision or action taken or not taken by the reader in reliance upon any information of data furnished hereunder. Data Sources: NYS GIS Clearinghouse, FEMA



NOTE: THIS IS A FRONTAGE SURVEY ONLY!

| | | | |
|----------------------------------------------------------------------------------------------|-----------|-----------|--------------|
| NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, | D. = DEED | MP. = MAP | ● = EX. IRON |
|----------------------------------------------------------------------------------------------|-----------|-----------|--------------|



Filing Fee: \$150.00

APPLICATION MUST BE FILED BY THE 10TH OF THE MONTH

**TOWN OF LOCKPORT
6200 ROBINSON RD.
LOCKPORT, N.Y. 14094**

BUILDING DEPT. - 439-9527

BOARD OF APPEALS REQUEST

- 1. PREVIEW ()
- 2. SPECIAL PERMIT ()
- 3. VARIANCE (X)

(PLEASE PRINT)
PROPERTY LOCATION:

1010 KINNE RD

STREET #: _____

* See attached site map

(PLEASE PRINT)

PROPERTY OWNER: Morris Wingard

OWNER ADDRESS: 7396 Tonawanda Cr Rd

CITY/STATE/ZIP: Lockport NY 14094

PHONE #: _____

SIGNATURE: See attached

Located on the N-S-E-W side. Between _____ Road/Drive and _____ Road/Drive.

Property is located in an area zoned _____

(PLEASE PRINT)

APPLICANT NAME: Christopher Pollino

STREET: 25 Lyndale Ave

CITY/STATE/ZIP: Tonawanda NY 14223

PHONE #: (716) 510-0046

SBL #: 153.00-1-9.12

DESCRIPTION OF PROPOSAL: Build a

family home approx 2700 sq ft

plus an in-law suite approx

900 sq ft. Shared utilities

Separate entrances.

APPLICATION WAS DENIED FOR THE FOLLOWING REASON THE EXTENDED FAMILY UNIT SHALL BE LESS THAN 25% OF THE TOTAL LIVING AREA. (25% OF 2700 SQ FT. = 675 SQ FT.) SECTION 200-4

APPLICANT SHALL PROVIDE ALL NECESSARY PLOT PLANS, DRAWINGS, ELEVATIONS AND DATA REQUIRED TO THE BUILDING DEPARTMENT

APPLICANT IS REQUIRED PRIOR TO ANY HEARING, TO NOTIFY ANY AND ALL ADJACENT PROPERTY OWNERS OF THE INTENTION OF THIS PROPOSAL

I HEREBY DEPOSE AND SWEAR THAT ALL OF THE STATEMENTS ABOVE ARE TRUE.

DATE: 3/27 20 12

APPLICANTS SIGNATURE: _____

(Signature of Applicant)

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1. APPLICANT/SPONSOR <i>Christopher Pollino</i> | 2. PROJECT NAME |
| 3. PROJECT LOCATION: Municipality <i>Lockport</i> County <i>Niagara</i> | |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>Part of vacant land at 153.00-1-9.12 on Kline Rd</i> <i>* See attached</i> | |
| 5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration | |
| 6. DESCRIBE PROJECT BRIEFLY: <i>Build a family home approx 2700 sq ft with an attached in-law suite approx 900 sq ft. on 3 acres of land</i> | |
| 7. AMOUNT OF LAND AFFECTED: Initially <u> 3 </u> acres Ultimately <u> 3 </u> acres | |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <i>we are seeking special use permit</i> | |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <i>Land is currently zoned Agriculture. There are single family homes surrounding said property.</i> | |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: <i>Seeking special use permit along with variance for in-law suite.</i> | |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: | |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <i>Christopher Pollino</i> Date: <i>3/27/2012</i> Signature: <i>[Signature]</i> | |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

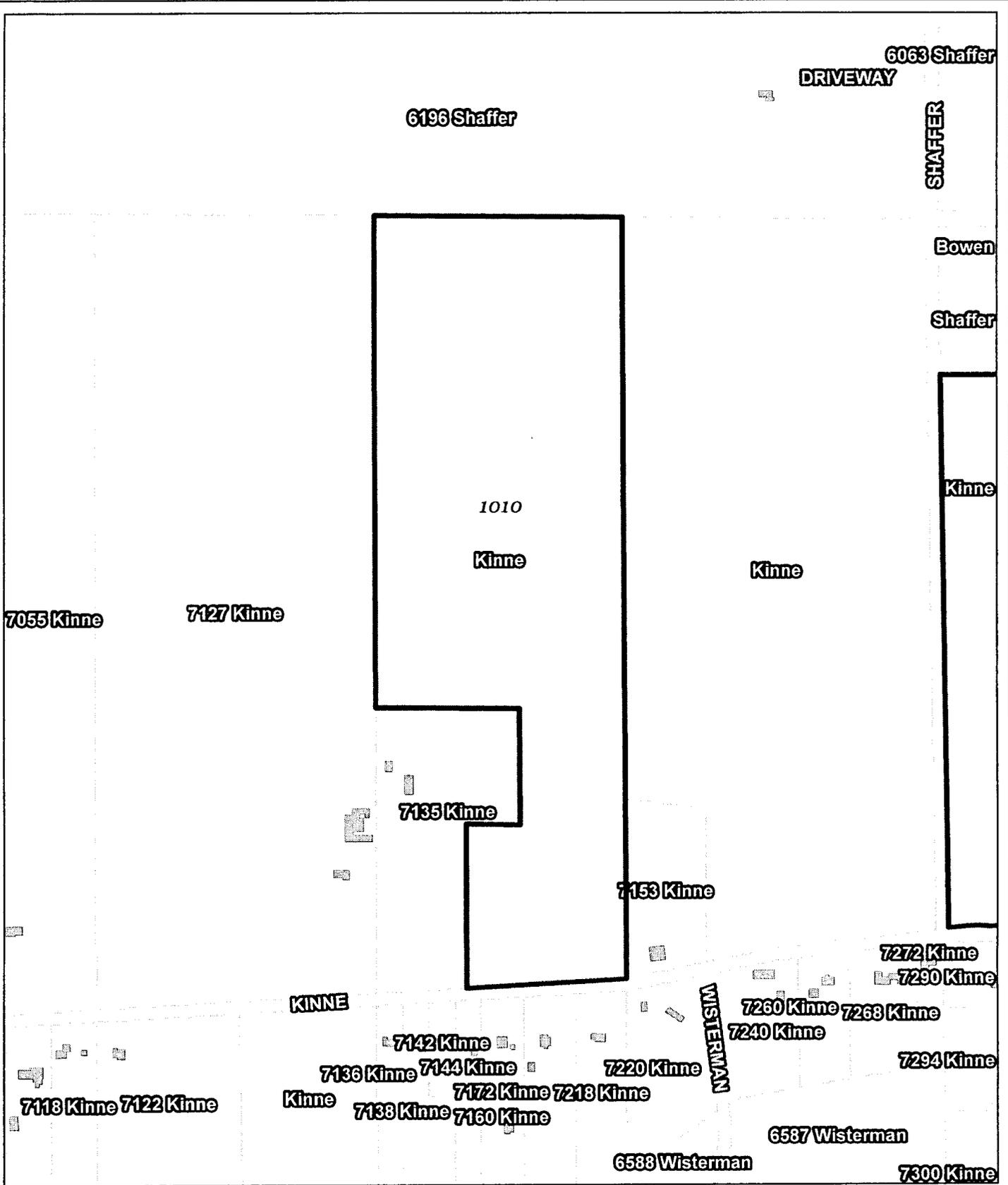
Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination

 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)

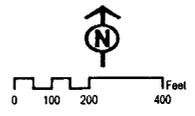
Reset



153.00-1-9.12
1010 KINNE RD

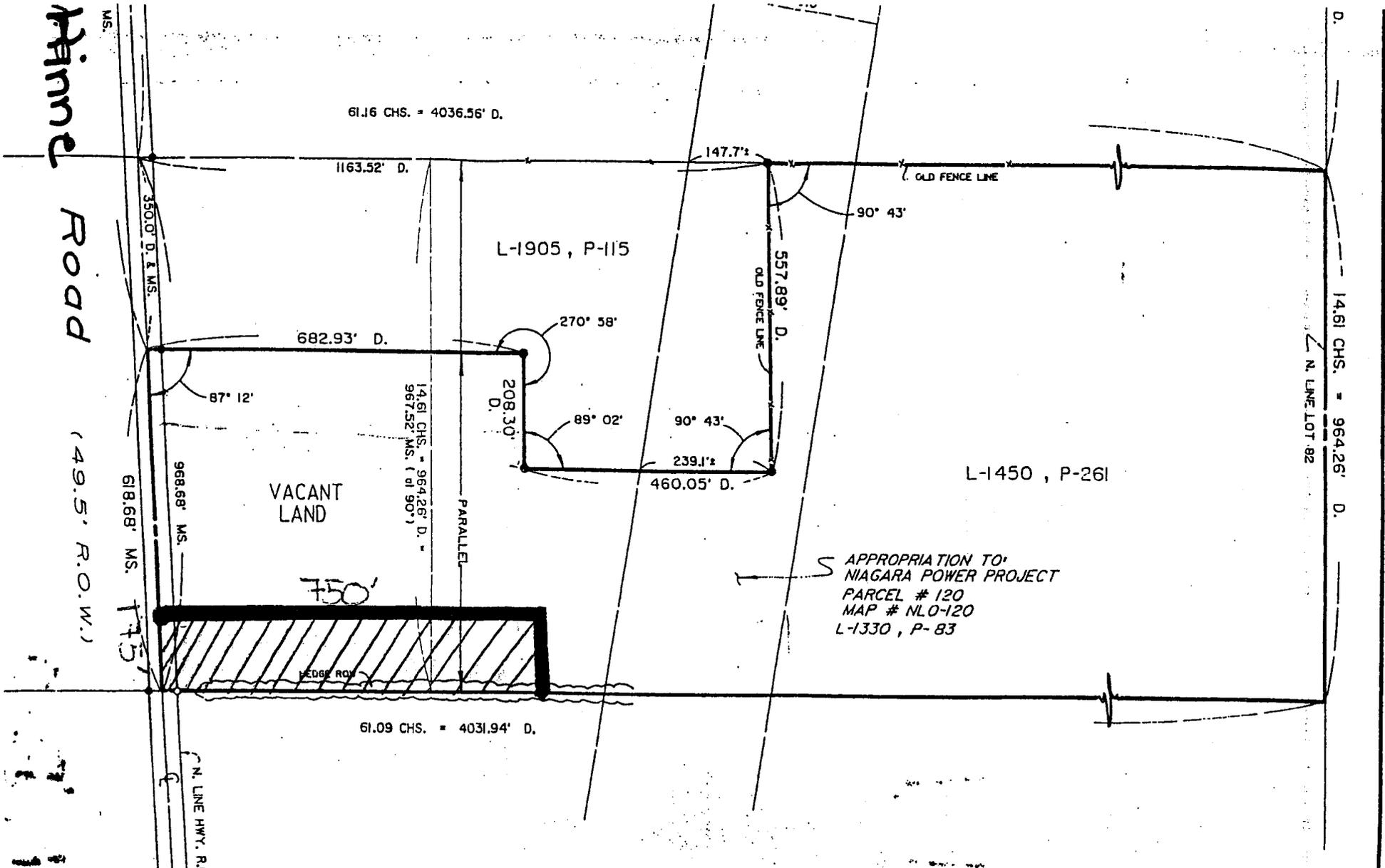
LEGEND

Parcels (2010)



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Winn Road (49.5' R.O.W.)



Filing Fee: \$150.00

APPLICATION MUST BE FILED BY THE 10TH OF THE MONTH

**TOWN OF LOCKPORT
6200 ROBINSON RD
LOCKPORT NY 14094**

BUILDING DEPT. - 439-9526

BOARD OF APPEALS REQUEST

- 1. PREVIEW ()
- 2. SPECIAL PERMIT ()
- 3. VARIANCE:
 - AREA
 - USE ()

(PLEASE PRINT)
 PROPERTY LOCATION: Snaffer Rd
 STREET #: 1000

(PLEASE PRINT)
 PROPERTY OWNER: Raymond Willis
 OWNER ADDRESS: 7152 Lincoln Ave
 CITY/STATE/ZIP: Lockport NY 14094
 PHONE #: 716-439-5136
 SIGNATURE: Raymond Willis

Located on the N-S-E-W side. Between Bowen Road/Drive and Dysinger Road/Drive.
 Property is located in an area zoned Agricultural.

(PLEASE PRINT)
 APPLICANT NAME: Raymond Willis
 STREET: 7152 Lincoln Ave
 CITY/STATE/ZIP: Lockport NY 14094
 PHONE #: 716-439-5136
 SBL #: 139.00-1-11.2

DESCRIPTION OF PROPOSAL: Must get a variance as a condition for the sale of the land. If the variance is obtained land the land sold, the new owners will build either the exact plans included, or similar to that.

APPLICATION WAS DENIED FOR THE FOLLOWING REASON THE REQUIRED FRONTAGE IS 150' (MINIMUM) IN A AGRICULTURAL DISTRICT. THE PROPOSED FRONT IS 88 FT. SECTION 200-29

APPLICANT SHALL PROVIDE ALL NECESSARY PLOT PLANS, DRAWINGS, ELEVATIONS AND DATA REQUIRED TO THE BUILDING DEPARTMENT

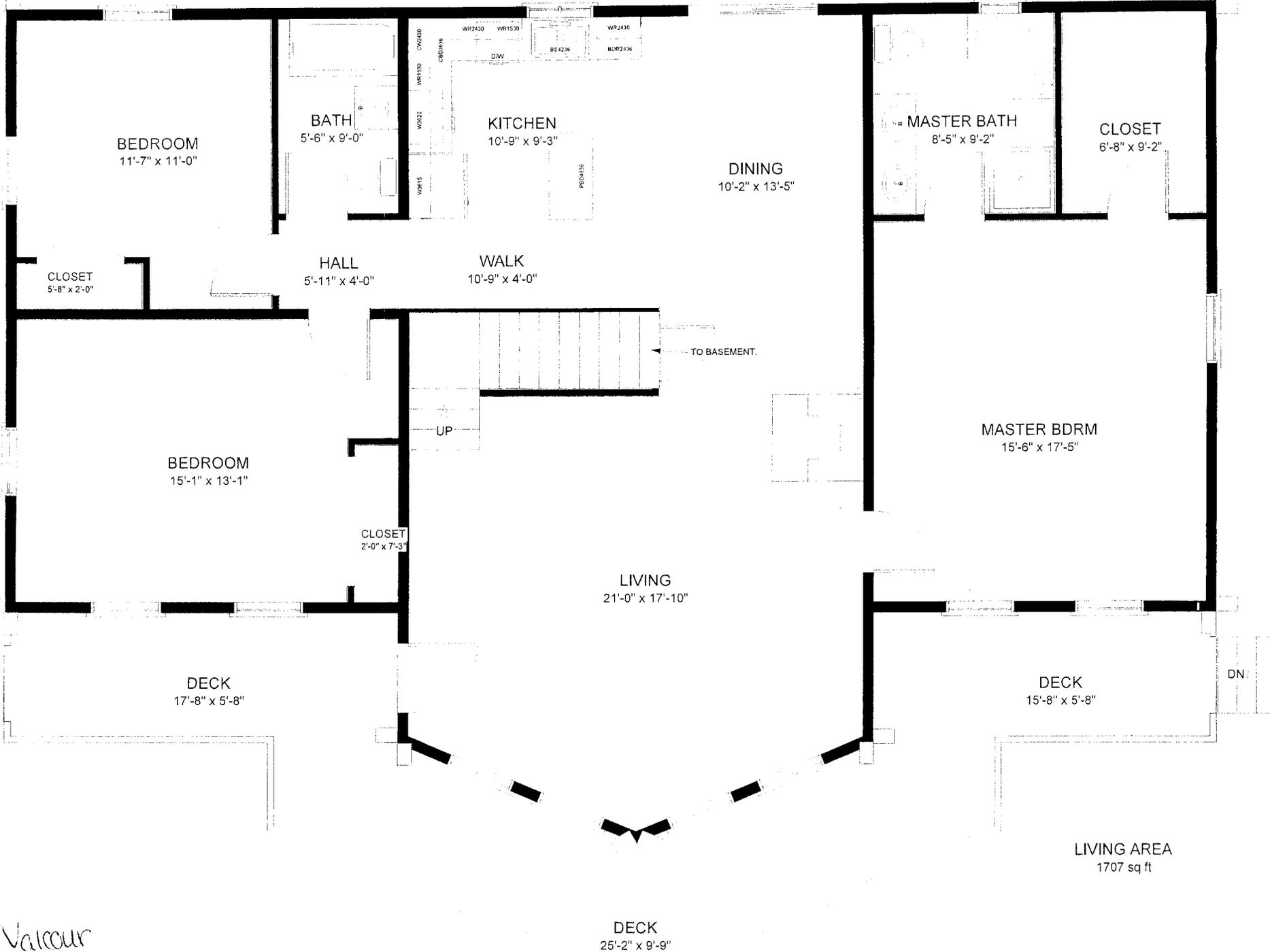
APPLICANT IS REQUIRED PRIOR TO ANY HEARING, TO NOTIFY ANY AND ALL ADJACENT PROPERTY OWNERS OF THE INTENTION OF THIS PROPOSAL

Raymond Willis
 (Signature of Applicant)

I HEREBY DEPOSE AND SWEAR THAT ALL OF THE STATEMENTS ABOVE ARE TRUE.

DATE: March 24 2012

APPLICANTS SIGNATURE: Raymond Willis



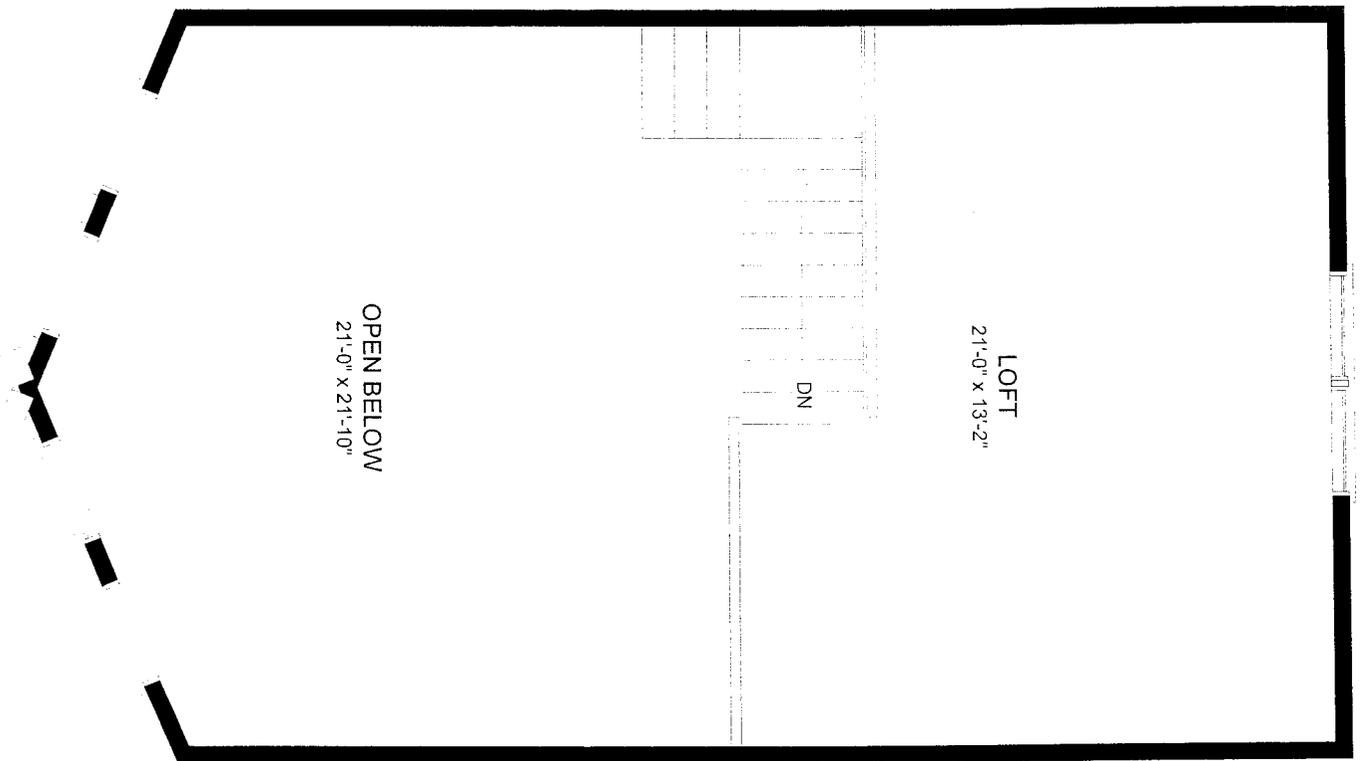
The Valour
Log Home
Floor Plans

LOFT
21'-0" x 13'-2"

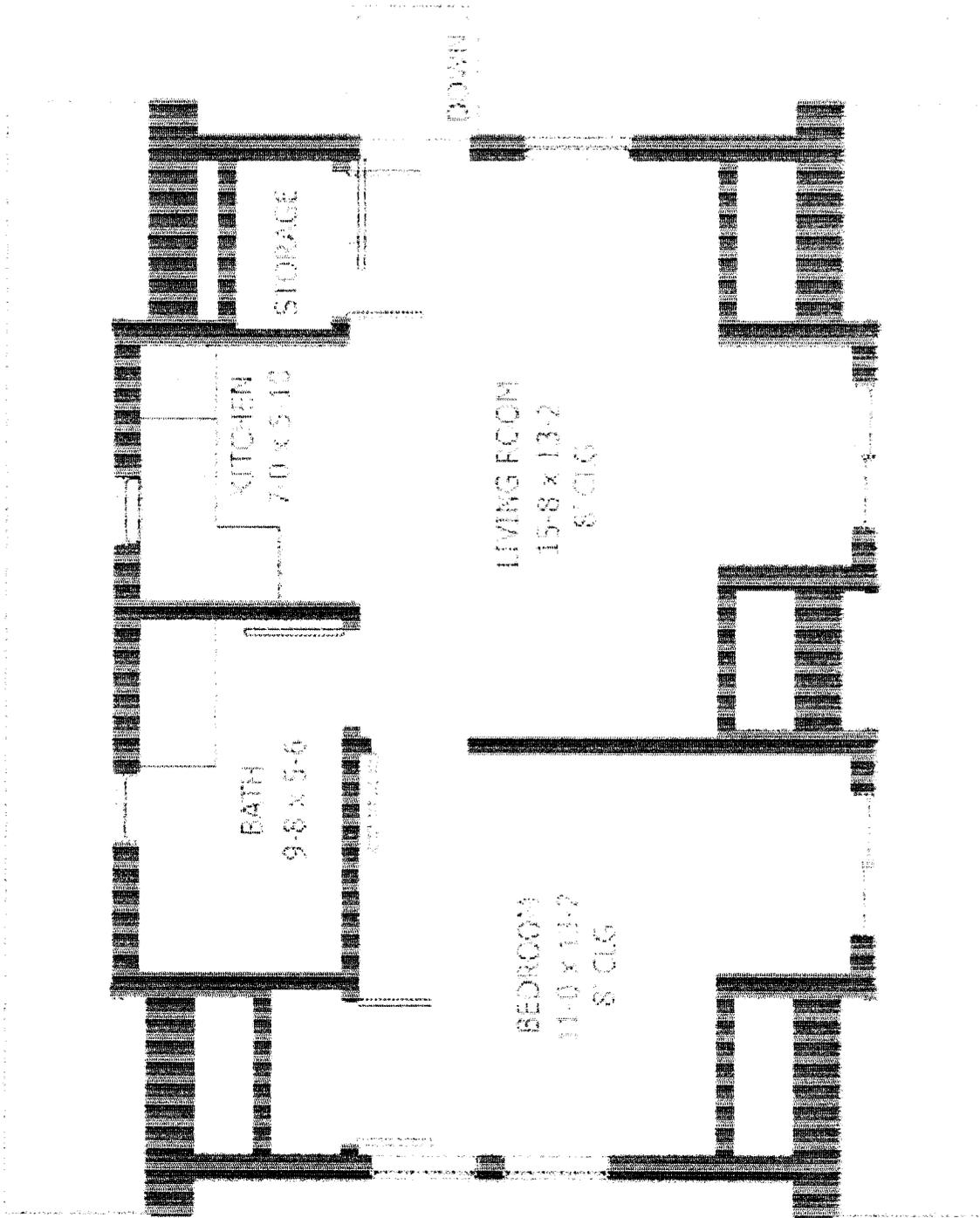
DN

OPEN BELOW
21'-0" x 21'-10"

LIVING AREA
345 sq ft



2-CAR GARAGE
770 X 230
9' C/LG



Filing Fee: \$150.00

APPLICATION MUST BE FILED BY THE 10TH OF THE MONTH

**TOWN OF LOCKPORT
6200 ROBINSON RD
LOCKPORT NY 14094**

BUILDING DEPT. - 439-9526

BOARD OF APPEALS REQUEST

- 1. PREVIEW ()
- 2. SPECIAL PERMIT ()
- 3. VARIANCE:
 - AREA
 - USE ()

(PLEASE PRINT)
PROPERTY LOCATION:

ROBINSON ROAD (a)
STREET #: ERIE CANAL

(PLEASE PRINT)
PROPERTY OWNER:

JANET ZEHR *
OWNER ADDRESS: 3407 EWINGS RD.
CITY/STATE/ZIP: LOCKPORT, N.Y. 14094
PHONE #: 585-205-1701
SIGNATURE: Maureen W. Giga for J.Z.

Located on the 0 N/S-E-W side. Between EAST CANAL Road/Drive and LOCKPORT BYPASS (RT 93) Road/Drive.
Property is located in an area zoned AR

(PLEASE PRINT)
APPLICANT NAME: JANET ZEHR

STREET: 3407 EWINGS RD.
CITY/STATE/ZIP: LOCKPORT, N.Y. 14094
PHONE #: 585-205-1701
SBL #: _____

DESCRIPTION OF PROPOSAL: _____
CONSTRUCT DRAINAGE POND WITHIN 100' OF WEST PROPERTY LINE

APPLICATION WAS DENIED FOR THE FOLLOWING REASON DRAINAGE POND TO BE LOCATED WITHIN 100' OF WEST PROPERTY BOUNDARY LINE.

APPLICANT SHALL PROVIDE ALL NECESSARY PLOT PLANS, DRAWINGS, ELEVATIONS AND DATA REQUIRED TO THE BUILDING DEPARTMENT

APPLICANT IS REQUIRED PRIOR TO ANY HEARING, TO NOTIFY ANY AND ALL ADJACENT PROPERTY OWNERS OF THE INTENTION OF THIS PROPOSAL

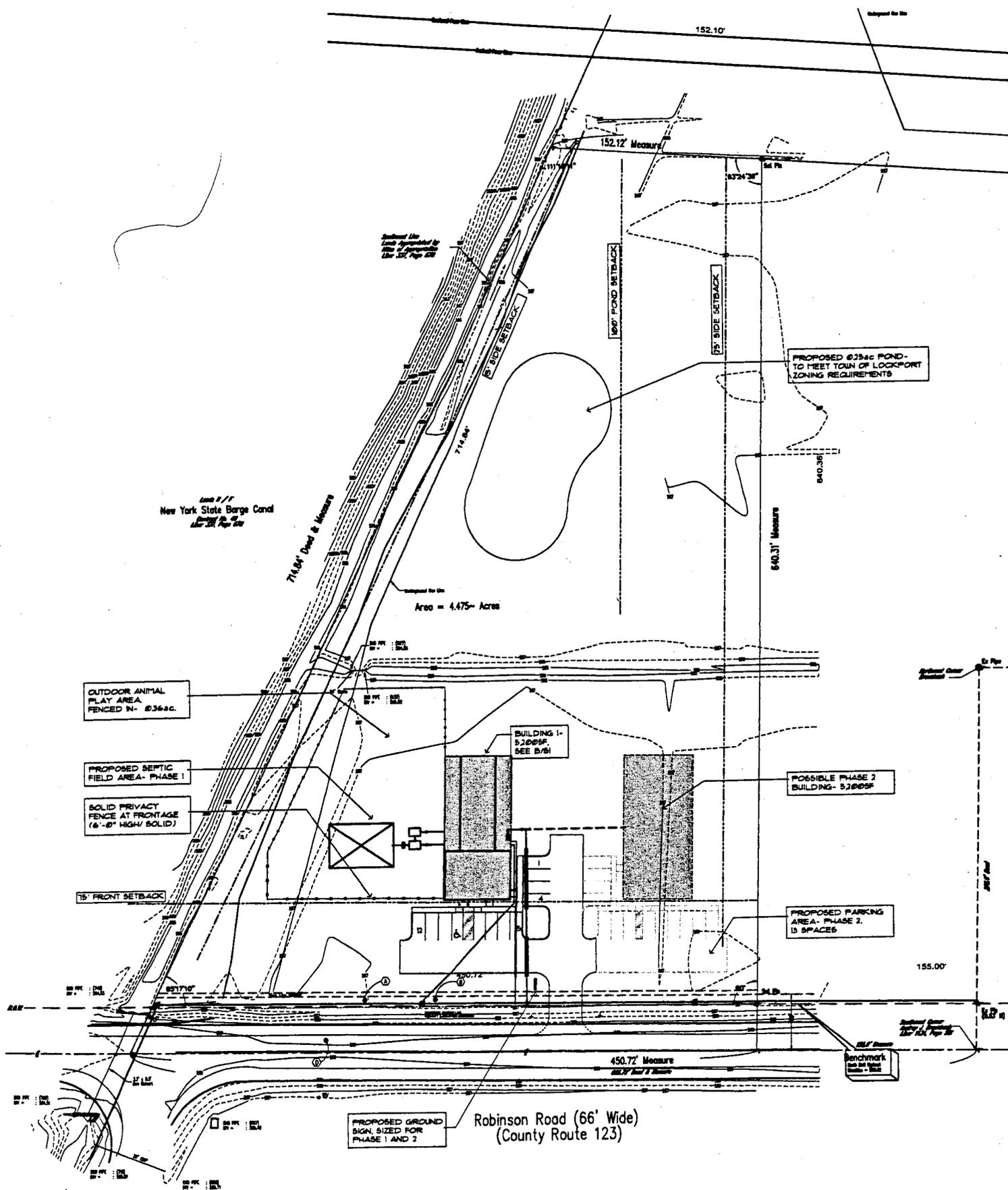
I HEREBY DEPOSE AND SWEAR THAT ALL OF THE STATEMENTS ABOVE ARE TRUE.

Maureen W. Giga for J.Z.
(Signature of Applicant)

DATE: APRIL 12, 2012

APPLICANTS SIGNATURE: Maureen W. Giga

* JANET ZEHR - UNDER CONTRACT TO PURCHASE



Lot 8/7
New York State Barge Canal
Lot 8/7, Page 100

Refer to the
Lot 7 approved by
the 3/17/94 Page 98

714.84' Dead & Measure

Area = 4.475 Acres

OUTDOOR ANIMAL
PLAY AREA
FENCED IN- 0.34ac.

PROPOSED SEPTIC
FIELD AREA- PHASE 1

SOLID PRIVACY
FENCE AT FRONTAGE
(6'-0" HIGH SOLID)

15' FRONT SETBACK

BUILDING 1-
5200SF
SEE B/61

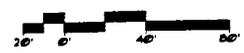
POSSIBLE PHASE 2
BUILDING- 5200SF

PROPOSED PARKING
AREA- PHASE 2,
13 SPACES

PROPOSED GROUND
SIGN, SIZED FOR
PHASE 1 AND 2

Robinson Road (66' Wide)
(County Route 123)

PROPOSED SITE PLAN
SCALE: 1" = 40'



Benchmark
Elev. 127.11' Pgs 98

155.00'

152.10'

152.12' Measure

157.24' 30"

100' POND SETBACK

75' SIDE SETBACK

PROPOSED 0.25ac POND-
TO MEET TOWN OF LOCKPORT
ZONING REQUIREMENTS

640.31' Measure

640.36'

200' POND

15.0' POND