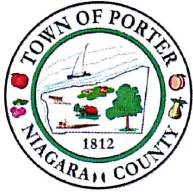


Request for Board Action Application



Code Enforcement Office

◆ 3265 Creek Road ◆ Youngstown, New York 14174 ◆
◆ (716)745-3730, ext. 7 ◆ fax(716) 745-9022 ◆
◆ mobile(716) 531-6431 ◆
◆ p.jeffery@townofporter.net ◆



- FILE**
- SCAN TO IPS**
- SET UP FILE**

TOWN of PORTER ◆ VILLAGE of YOUNGSTOWN

REQUIRED INFORMATION:

An incomplete Application may delay the timely issuance of your Permit; please enter "N/A" if a section is not/applicable.

Date of Application: 4/8/25

1.) Project Location:

- a. Number & Street Address: 214 Lockport Street
- b. Tax Map Number (SBL): 45.18-3-51
- c. Current Use/Occupancy of Property/Building: vacant Drug Store - Food Store/Deli
- d. Proposed Use/Occupancy of Property/Building: Retail Variety Store - Food Store/Deli

2.) Owner Contact Information:

- a. Owner Name: Richard & James DeGiulio
- b. Address: 393 Wingate Place
- c. City, State, Zip code: Youngstown, NY 14174
- d. Phone Number: 716-405-7821 ofc.,
- e. Email: _____

3.) Type of action requested:

- | | |
|---|---|
| <input checked="" type="checkbox"/> SITE PLAN REVIEW:
<input type="checkbox"/> preliminary review <input type="checkbox"/> final review | <input type="checkbox"/> REZONING REQUEST |
| <input type="checkbox"/> USE VARIANCE | <input type="checkbox"/> MINOR SUBDIVISION |
| <input checked="" type="checkbox"/> AREA VARIANCE | <input type="checkbox"/> MAJOR SUBDIVISION |
| <input type="checkbox"/> SPECIAL USE PERMIT <input type="checkbox"/> new <input type="checkbox"/> renewal
type/use: _____ | <input type="checkbox"/> APPEAL |

PROPOSED USE OF PROPERTY: Retail Variety Store - Food Store/Deli
LOCATED on the north **side of** Lockport Street (road, street, etc.)
PROPERTY is located in what Zoning District: C - Commercial Zoning District
Is there a SPECIAL ZONING district/ LWRP requirement: no

(continued on opposite side)

Is the parcel located in: Flood Hazard Area N/A NYSDEC Wetland N/A FEDERAL Wetland N/A BROWNFIELD N/A

Required documents checklist (verify applicability with Code Official):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Letter of intent (see attached contract) | <input type="checkbox"/> Legal Description |
| <input type="checkbox"/> SEQRA part one (1) | <input checked="" type="checkbox"/> Drawings and/or Documents |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Agent's Letter (if applicable) (see attached contract) |
| <input checked="" type="checkbox"/> Survey | |

- Public Hearing/Application fee of \$ **150.00** date received _____
- Application denied for a Building Permit due to non compliant side yard set back
- Referral to Niagara County Planning Board (if required – refer to mutual agreement) N/A
- Engineering cost recovery fee (if require) of \$ _____ date received _____

APPLICANT'S SIGNATURE: Russell J. DeGiulio / James J. DeGiulio date received 4/8/21

CODE ENFORCMENT OFFICER signature: _____ date received 4/8/25

NOTES/STATEMENT OF INTENT:

The intent of the proposed project is to take the existing 7383 square feet +or- (old) Rite Aid portion of the existing Building, and add a 1361 +or- square feet addition; This will make the total retail space 8744 +or- square feet. We propose to leave the current 'Youngstown Marketside' cafe' as it is currently arranged. In addition we will be replacing the Privacy fence to the rear (north) & refinishing the existing shared parking lot. We are working now with our attorney & neighbor to eliminate the requirements in an existing deed restriction. We are asking for an Area Variance of the side yard setback (east property line) to accommodate the addition; it is proposed to extend to up to the property line, yet be wholly on the parcel (see attached drawings).

For official / town use only:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Sent to Zoning Board of Appeals on _____ |
| <input type="checkbox"/> | Sent to Planning Board on _____ |
| <input type="checkbox"/> | Sent to Town Engineer on _____ |
| <input type="checkbox"/> | Sent to Highway Department on _____ |
| <input type="checkbox"/> | Sent to Town Attorney on _____ |

All Zoning actions require Planning Board referral. If Niagara County Planning Board referral is necessary, all completed referrals must be received at the NCPB office by close of business on Friday which falls six business days before the third Monday of each month.