



Building Inspection Department

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

February 24, 2023

Megan Brewer

REGULAR MEETING

Please be advised that there are two (2) items on the agenda for the regularly scheduled meeting of the Planning Board to be held **Monday, March 6, 2023** at 5:00 P.M.

1. Nussbaumer & Clarke, Inc. 115 Oakhurst Street. Request for a special use permit to utilize the existing single-family home on the parcel while simultaneously operating an industrial use situated in an I-2 Zone.
2. Eula Mae Collins. 135 Charlotte Street. Request for a special use permit to utilize the existing pole sign, erect two wall signs and utilize a 16' x 16' tent on the property from May 1st to October 31st situated in an R-2 Zone.

If you cannot attend this meeting, please contact Megan Brewer at 716-439-6754 or mbrewer@lockportny.gov

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Zeton US Properties, Inc. PHONE: 905.632.3123

NAME OF APPLICANT: Nussbaumer & Clarke, Inc. PHONE: 716.827.8000

EMAIL ADDRESS: rpidanick@nussclarke.com

ADDRESS OR LOCATION OF PROPOSAL: 115 Oakhurst Street, Lockport, NY

SIZE OF PARCEL OR STRUCTURE: 7.24 +/- acres

EXISTING ZONING: I-2 Light Industrial / I-3 Heavy Industrial

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review Special Use Permit Home Occupation _____

Alteration to existing building _____ Rezoning _____ Other _____

PROPOSED REQUEST

Zeton US Properties, Inc. is applying for a Special Use Permit to utilize the existing single-family home on the parcel while simultaneously operating an industrial use. The Applicant is proposing to build a 16,000-sf industrial warehouse / office building on a 7.24± acre parcel. Other site improvements will include proposed driveways and parking lot, storm water detention facility, potable and fire protection water, sanitary sewer facilities, landscaping, and dark-sky compliant lighting.

REQUIRED ENCLOSURES:

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

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

SEQRA:

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

PROPERTY OWNER'S SIGNATURE

Kevin J. Pridemore

APPLICANT'S SIGNATURE

Robert G. Pridemore

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

Fees:

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

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			
Zeton US Properties Inc.			
Name of Action or Project: Lockport Facility Development			
Project Location (describe, and attach a location map): 115 Oakhurst Street, City of Lockport, Niagara County, NY			
Brief Description of Proposed Action: Zeton US Properties, Inc. is applying for a Special Use Permit to utilize the existing single-family home on the parcel while simultaneously operating an industrial use. The Applicant is proposing to build a 16,000-sf industrial warehouse / office building on a 7.24± acre parcel. Other site improvements will include proposed driveways and parking lot, storm water detention facility, potable and fire protection water, sanitary sewer facilities, landscaping, and dark-sky compliant lighting.			
Name of Applicant or Sponsor:		Telephone: 716-827-8000	
Nussbaumer & Clarke, Inc.		E-Mail: rpidanick@nussclarke.com	
Address: 3556 Lake Shore Road			
City/PO: Buffalo	State: NY	Zip Code: 14219-1494	
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.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: City Planning Board Niagara County Planning Board		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		7.24 acres	
		2.5 acres	
		7.24 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. Permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies: project will meet state energy code requirements _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input type="checkbox"/>	<input type="checkbox"/>

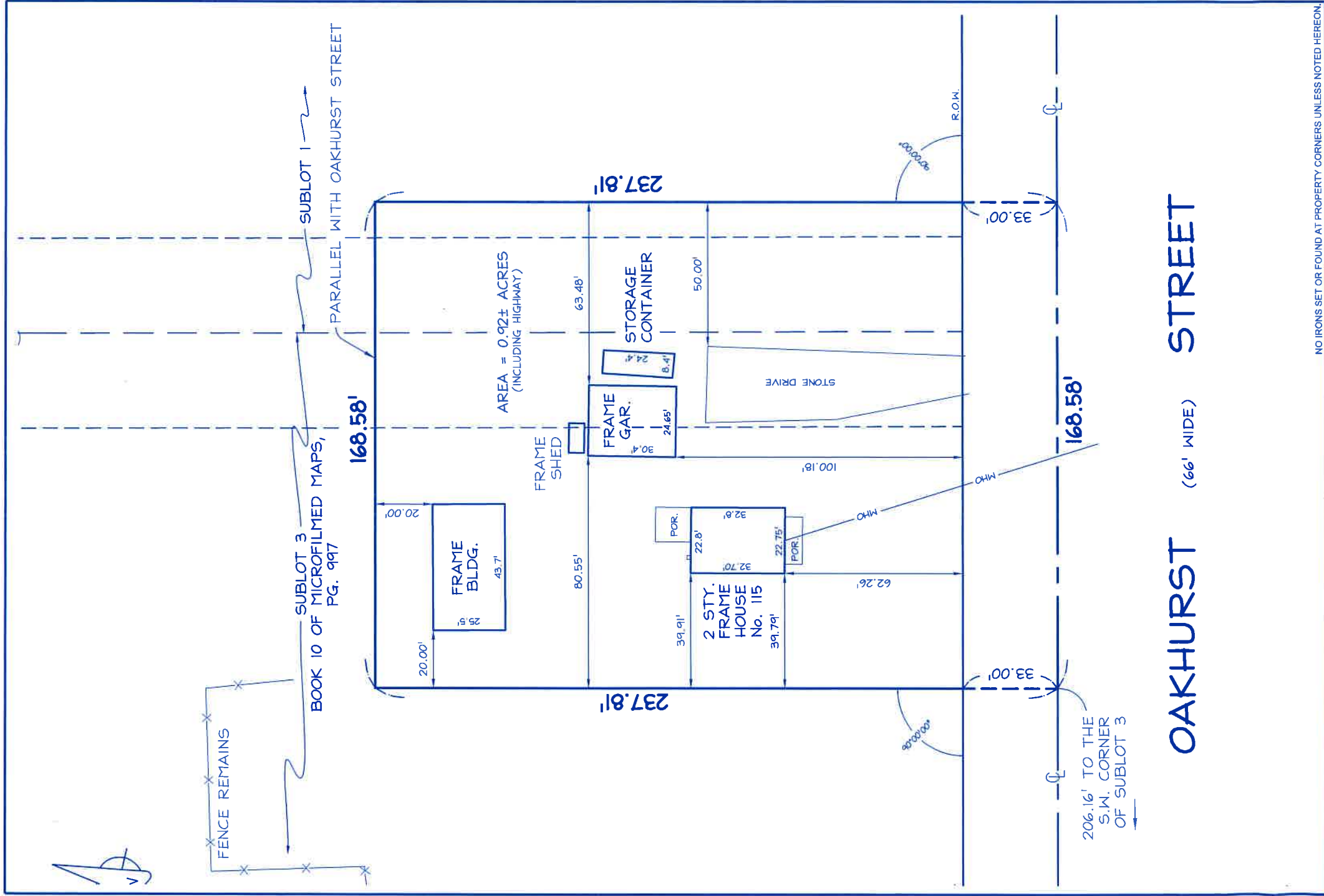
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p>				NO	YES
<p>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?</p>				<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. Is the project site located in the 100-year flood plain?</p>				NO	YES
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/></p> <p>Storm drains will discharge to a new detention basin where it will then eventually flow out through a controlled outflow structure into an existing drainage swale <input type="checkbox"/></p>				NO	YES
<p>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: New Detention pond will slowly discharge collected storm water through a controlled outlet structure <input type="checkbox"/></p>				NO	YES
<p>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: <input type="checkbox"/></p>				<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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: <input type="checkbox"/></p> <p>Capped city landfill - site code 932010 - State superfund program - classification: 04 <input type="checkbox"/></p>				NO	YES
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>					
Applicant/sponsor name: Nusebaum & Clarke, Inc. (As Agent for Owner)		Date: 2/17/2023			
Signature: 		Title: Associate / Manager of Land Development			

PRINT FORM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Map data sources: Garmin, USGS, Intermap, INCREMENTP, MCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), IGCC, (OpenStreetMap contributors), and the GIS User Community.

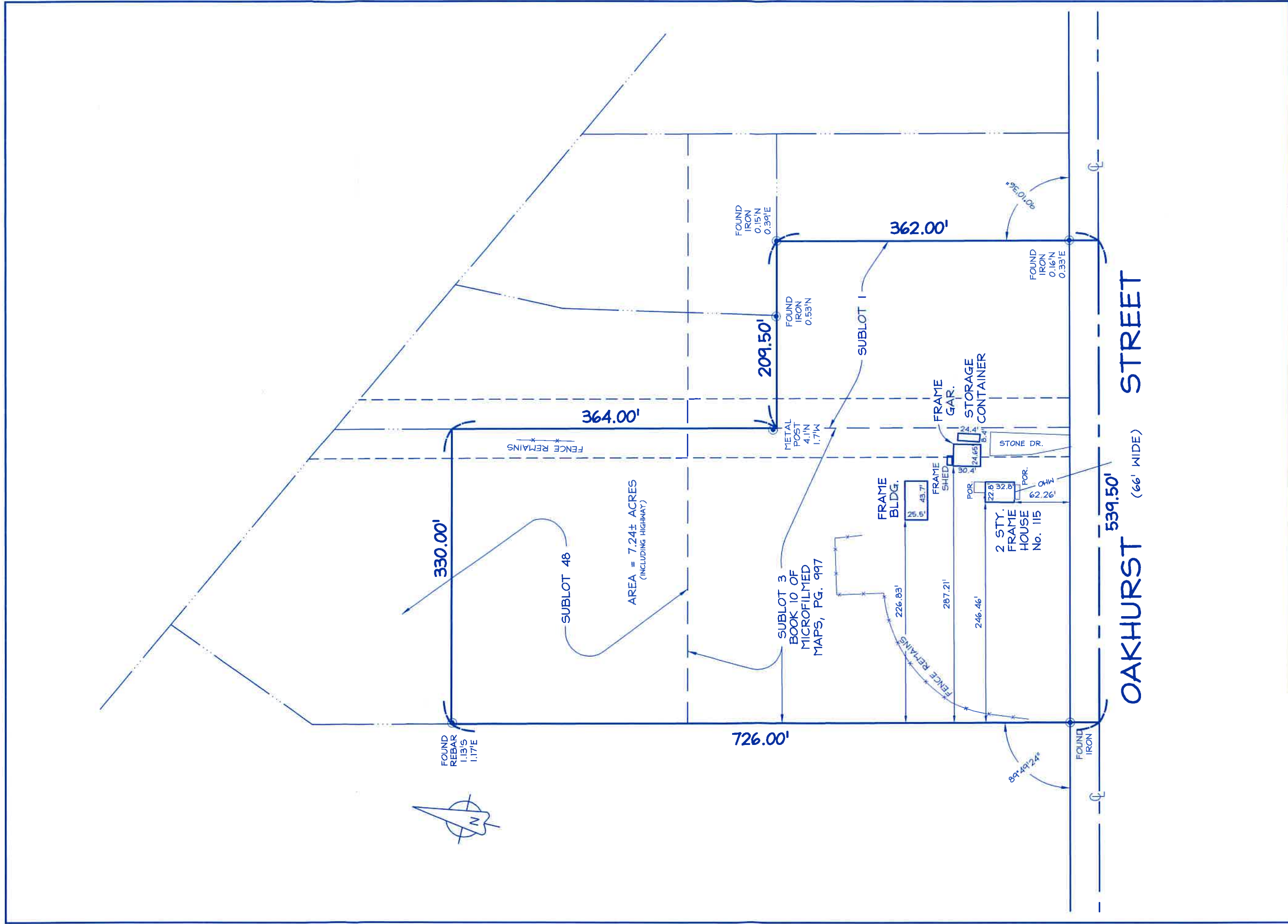
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.
 This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.
 Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
 p (716) 827-8000 f (716) 270-6091 www.nussclarke.com
NUSSBAUMER & CLARKE, INC.
 EST. 1938
 ENGINEERS AND SURVEYORS
LEASE PARCEL
 115 Oakhurst Street
 Part of Lot 70, Township 14, Range 7
 Holland Purchase
 City of Lockport
 County of Niagara, State of New York
 Date of Survey: 11/22/22
 Scale: 1" = 40'
 Project No.: 22J2-1432A
 Successors to the records of Graf Land Surveyors
 Successors to the records of James L. Shisler, Land Surveyor

James L. Shisler



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



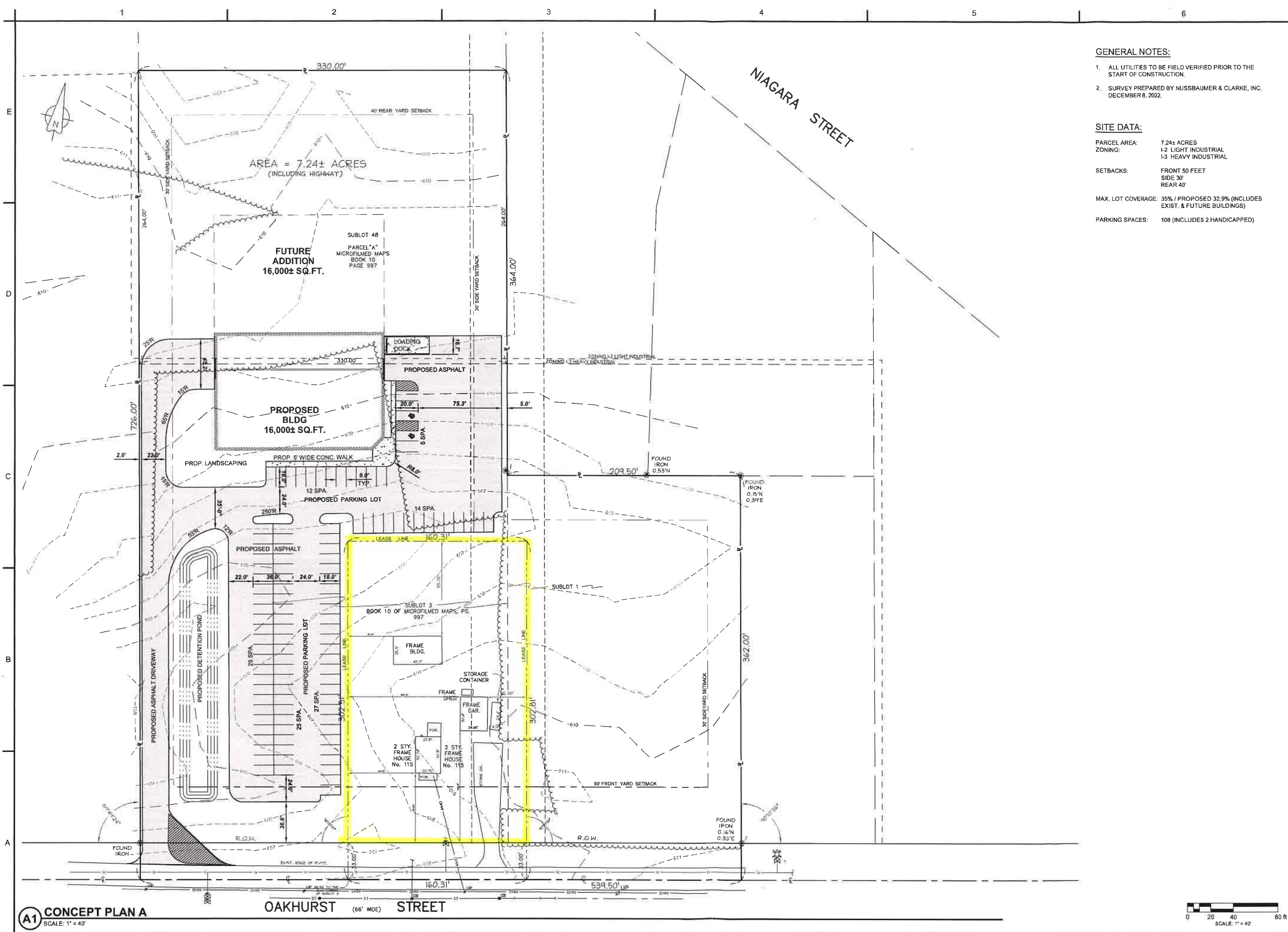
BOUNDARY SURVEY
 115 Oakhurst Street
 Part of Lot 70, Township 14, Range 7
 Holland Land Company's Survey
 City of Lockport

Michael L. E.

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

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

County of Erie, State of New York
 Date of Survey: 11/22/22
 Scale: 1" = 100'
 Project No.: 22J2-1432



GENERAL NOTES:

1. ALL UTILITIES TO BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
2. SURVEY PREPARED BY NUSSBAUMER & CLARKE, INC., DECEMBER 8, 2022.

SITE DATA:

PARCEL AREA: 7.24± ACRES
 ZONING: I-2 LIGHT INDUSTRIAL
 I-3 HEAVY INDUSTRIAL

SETBACKS: FRONT 50 FEET
 SIDE 30'
 REAR 40'

MAX. LOT COVERAGE: 35% / PROPOSED 32.9% (INCLUDES EXIST. & FUTURE BUILDINGS)

PARKING SPACES: 108 (INCLUDES 2 HANDICAPPED)



**REGULATORY REVIEW
 NOT FOR CONSTRUCTION**

ZETON INTERNATIONAL, INC.
 115 OAKHURST STREET, LOCKPORT NY

SITE PLAN

REVISIONS		
No.	DESCRIPTION	DATE
0		

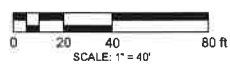
NUSSBAUMER & CLARKE, INC.
 A CORPORATION REGISTERED TO PRACTICE
 PROFESSIONAL ENGINEERING & LAND SURVEYING IN
 THE STATE OF NEW YORK
 CERTIFICATE NO. 027

UNAUTHORIZED ALTERATION OR ADDITION TO THIS
 ENGINEERING DRAWING IS A VIOLATION OF
 SECTION 7209, PROVISION 2 OF THE NEW YORK STATE
 EDUCATION LAW.

PROJECT NUMBER	22J1-0106
DATE	02-17-23
DRAWN BY	TJB
DESIGNED BY	TJB
CHECKED BY	RJP
APPROVED BY	-
SCALE:	AS NOTED
1" = 1 INCH	
SHEET No.	1 OF 2

CP-101

A1 CONCEPT PLAN A
 SCALE: 1" = 40'



E:\2022\0106-Zeton\088-Working-Draws\Discipline\G-Civil\WB-02-TRUCK-BLDG-ROTATE-CP-01.dwg 2/17/2023 TJB:ELC

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Baby Ribz PHONE: 716-650-1888

NAME OF APPLICANT: Eula Mae Collins PHONE: 716-650-1888

EMAIL ADDRESS: Eula Collins 28 at gmail

ADDRESS OR LOCATION OF PROPOSAL: 135 Charlotte

SIZE OF PARCEL OR STRUCTURE: _____

EXISTING ZONING: _____

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review _____ Special Use Permit _____ Home Occupation _____

Alteration to existing building _____ Rezoning _____ Other _____

PROPOSED REQUEST

would like the sign to be approved
also to be tented up until may 1st/act
also the sign on front that say RYRDS

REQUIRED ENCLOSURES:

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

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

SEQRA:

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

PROPERTY OWNER'S SIGNATURE

Eulamae Collins

APPLICANT'S SIGNATURE

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

Fees:

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



Sign box specs:

- 4' tall x 6' wide.
- Double sided, with full color faces.
- Will have the ability to be illuminated.

Install:

- Bolted to the top of existing sign pole.
- Existing pole will need to be re-enforced and painted before install.



