



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

March 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, April 3, 2023** at 5:00 P.M.

1. Scott Geise. 2 Pine Street. Request for exterior façade upgrades situated in a B-2 Zone.
2. Apex Consulting Survey & Engineering Services, PC. 3 Locust Street. Request to install new awnings on the south side of the building for Sub Delicious situated in an B-2 Zone.

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



lockportdentalgroup,p.c.

March 20, 2023

Todd M. Retell, D.D.S.
James M. Shaw, D.D.S.
William L. Langton, D.D.S.

39 Elizabeth Drive
Lockport, NY 14094
t: 716.433.6004
f: 716.433.7547

Geise Properties LLC gives Tim Arlington, of Apex Consulting, permission to represent Geise Properties LLC for our grant proposal.

Dr. Todd M. Retell DDS

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Old City Hall PHONE: (716) 863-6980

NAME OF APPLICANT: Scott Geise PHONE: Same

ADDRESS OR LOCATION OF PROPOSAL: 2 Pine Street

SIZE OF PARCEL OR STRUCTURE: 0.10 Az.

EXISTING ZONING: Business B2

PROPOSED REQUEST Exterior Building Repair & Improvement Project

REQUIRED ENCLOSURES:

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

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

SEQRA:

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

PROPERTY OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE _____

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



APEX CONSULTING

Survey & Engineering Services, P.C.

102 East Avenue, Lockport, New York 14094

Office: (716) 439-0188 • Fax: (716) 439-0189

TIMOTHY W. ARLINGTON, President

SCOPE OF WORK

Scott Geise and Adrienne Kuzma

Stooges Bar & Restaurant

2 Pine Street

City of Lockport

February 2023

Apex No. 20-079

1. Scott Geise – Building Owner Project

a) Restore original copper Yankee Gutters:

- Remove existing shingles and roof deck back 6"-8" to direct roof drainage to gutters – 60 feet total
- Install matching shingles – 50 Year warranty
- Seal gutters with waterproof lining
- Install two new downconductors

b) Entrance Roof Replacement:

- Remove existing metal roof to deck
- Install (3) 4x8 sheets of 1/2" sheathing
- Install Ice and Water Shield, drip edge, shingles – 50 year warrant to match existing
- Install new masonry flashing and vent pipe boots – paint to match roof

c) Lower Level Overhead Door Replacement:

- Remove existing wood overhead door
- Install new 9'x7' steel insulated overhead door with electric door opener

d) Exterior Window:

- Remove and replace existing damaged exterior window on south elevation of building with new double hung unit to match existing windows

e) Electrical Repairs:

- Install new 42 space electrical sub-panel and five new LED light fixtures in lower level of building
- Furnish and install 10 LED wall wash wall pack lights on exterior of building for aesthetics

f) Plumbing Repairs:

- Furnish and supply a Simplex grinder pump unit for lower level waste water sewage

- Clean out and repair existing trench drain at lower level entrance
2. Adrienne Kuzma – Stooges Bar and Restaurant Project
- a) New Bar:
- Furnish and install new wood framed bar and countertop per attached detail
 - Relocate existing electric power and plumbing as necessary for new bar location and configuration
 - Secure required Building and Plumbing Permits from the City of Lockport
- b) Ceiling Repair:
- Repair existing damaged dry wall ceiling in area of new bar
 - Prime and paint repaired ceiling with minimum two coats of primer/finish latex enamel paint coats

617.20
Appendix B
Short Environmental Assessment Form

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: <i>Exterior Repairs & Improvements to Old City Hall</i>			
Project Location (describe, and attach a location map): <i>2 Pine Street City of Lockport</i>			
Brief Description of Proposed Action: <ul style="list-style-type: none"> • Restoration of Yankee Gutters • Replace Roof over entranceway from Copper material to 50 year Asphalt Shingle color to match main building • Replace overhead Door and broken window. • Furnish and install 8-9 adjustable LED Exterior Lights 			
Name of Applicant or Sponsor: <i>Scott Geise</i>		Telephone: <i>(716) 863-6980</i> E-Mail: <i>drscottgeise@gmail.com</i>	
Address: <i>2 Pine Street</i>			
City/PO: <i>Lockport</i>		State: <i>NY</i>	Zip Code: <i>14094</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: <i>City of Lockport Planning Board</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>0.10</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0.10</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: <u>Exterior Lights are LED</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Existing Service to be retained.</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Existing Service to be retained.</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
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: _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
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: _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE <i>Apex Consulting, Survey & Engineering Services PC</i> Applicant/sponsor name: <u>Timothy W. Arlington</u> Date: <u>3/17/2023</u> Signature: <u>Timothy W. Arlington, PE</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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?"

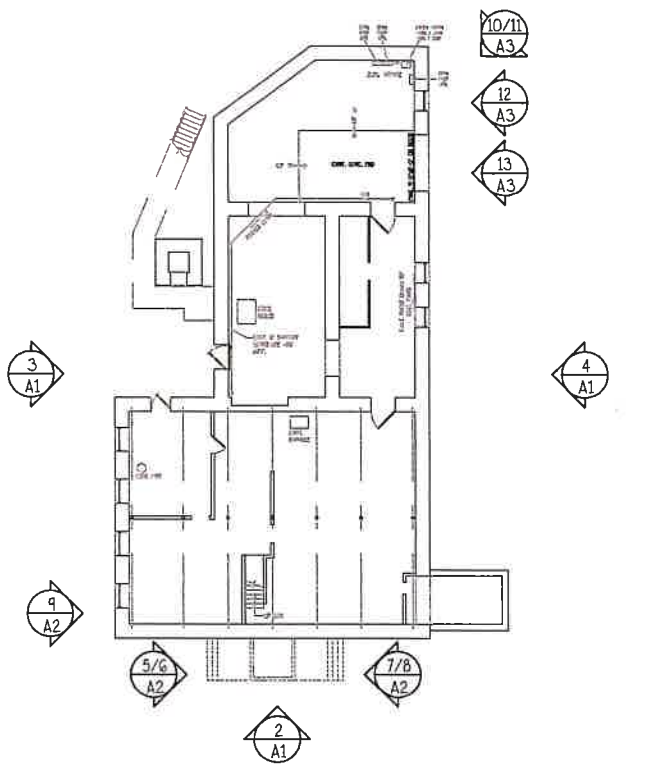
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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.

<input type="checkbox"/>	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.						
<input type="checkbox"/>	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.						
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;">Name of Lead Agency</td> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;">Date</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;">Print or Type Name of Responsible Officer in Lead Agency</td> <td style="border-bottom: 1px solid black; text-align: center;">Title of Responsible Officer</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;">Signature of Responsible Officer in Lead Agency</td> <td style="border-bottom: 1px solid black; text-align: center;">Signature of Preparer (if different from Responsible Officer)</td> </tr> </table>		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)
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



BASEMENT LEVEL KEY PLAN

SCALE: 1/32" = 1'-0"



ENTRY ROOF COVERING
TO BE REPLACED



② WEST ELEVATION

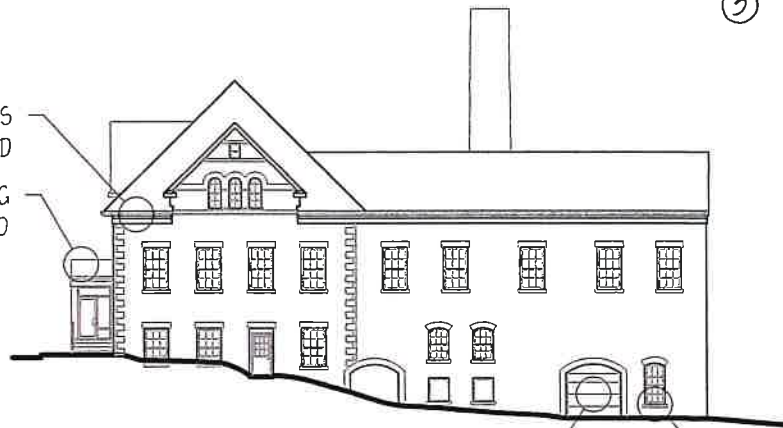
60 L.F. YANKEE
GUTTERS TO BE
RE-LINED



③ NORTH ELEVATION

60 L.F. YANKEE GUTTERS
TO BE RE-LINED

ENTRY ROOF COVERING
TO BE REPLACED



LOCATION OF OVERHEAD
DOOR TO BE REPLACED

LOCATION OF WINDOW
TO BE REPLACED

④ SOUTH ELEVATION



APEX CONSULTING
SURVEY & ENGINEERING SERVICES, P.C.

102 EAST AVENUE, LOCKPORT, NEW YORK 14094
Phone: (716) 439-0188 FAX: (716) 439-0189

DRAWING TITLE:

EXISTING CONDITIONS

PROJECT TITLE:

RENOVATION PROJECT
OLD CITY HALL, 2 PINE STREET
LOCKPORT, NY 14094

PREPARED FOR:

SCOTT GEISE / TODD RETELL
OLD CITY HALL, 2 PINE STREET
LOCKPORT, NY 14094

DRAWN:

SME

DATE:

03/21/23

PROJECT NO.:

23-028

SCALE: N.T.S.

DWG. NO.:

A1

DWG. 1 OF 7

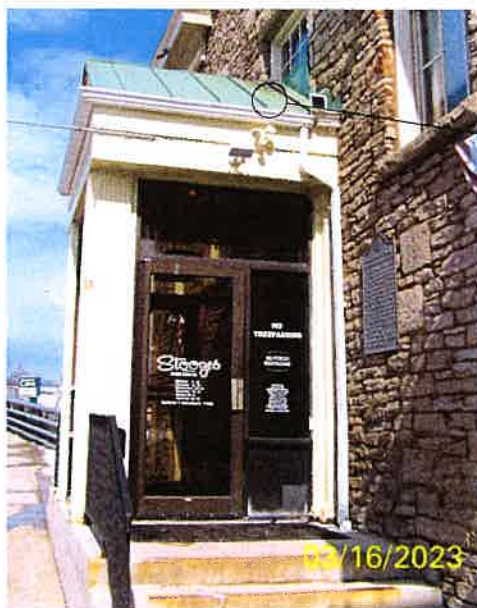


⑤ ENTRY (FACING NORTH)

ENTRY ROOF
COVERING TO
BE REPLACED
W/ SHINGLES
TO MATCH MAIN
BUILDING ROOF.
SEE
SPECIFICATIONS.
DWG. A7 +
FLASHING DETAIL
9/A2.



⑥ ENTRY ROOF (FACING NORTH)

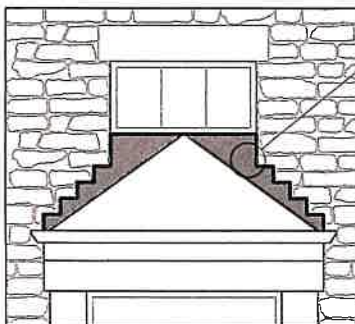


⑦ ENTRY (FACING SOUTH)

ENTRY ROOF
COVERING TO
BE REPLACED
W/ SHINGLES
TO MATCH MAIN
BUILDING ROOF.
SEE
SPECIFICATIONS.
DWG. A7 +
FLASHING DETAIL
9/A2.



⑧ ENTRY ROOF (FACING SOUTH)



⑨ FLASHING DETAIL

EXISTING COPPER
FLASHING TO BE
REPLACED WITH ICE +
WATER SHIELD.
CONTINUOUS FROM NEW
ROOF COVERING
INSTALLATION. SHINGLES
TO MATCH EXISTING
ROOF.



⑩ YANKEE GUTTER

60 L.F. YANKEE
GUTTERS TO BE
RE-LINED

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PROJECT NO.:

23-028

SCALE: N.T.S.

DWG. NO.:

A2

DWG. 2 OF 7

OVERHEAD DOOR + WINDOW
TO BE REPLACED



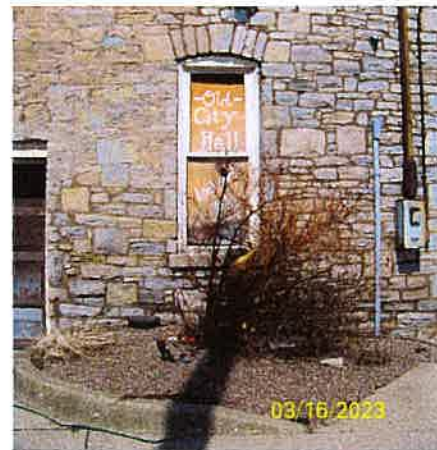
⑩ SOUTH ELEVATION



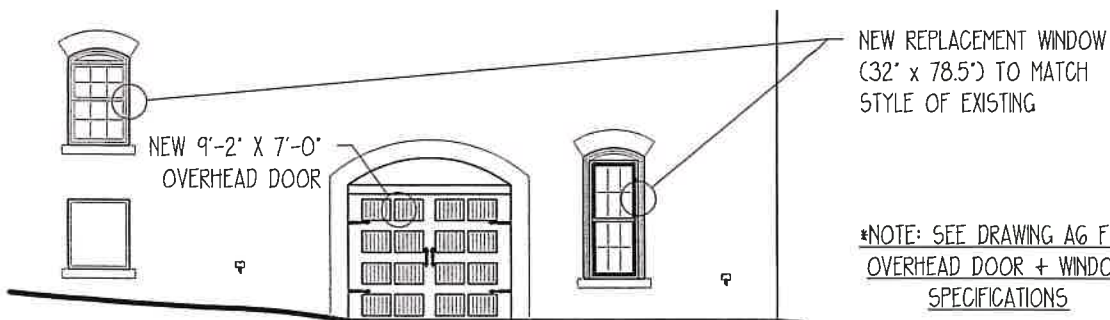
⑪ OVERHEAD DOOR + WINDOW
TO BE REPLACED (SOUTH
ELEVATION)



⑫ OVERHEAD DOOR TO BE REPLACED



⑬ WINDOW TO BE REPLACED



⑭ PROPOSED WINDOW + OVERHEAD DOOR

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SURVEY & ENGINEERING SERVICES, P.C.

102 EAST AVENUE, LOCKPORT, NEW YORK 14094
Phone: (716) 439-0188 FAX: (716) 439-0189

DRAWING TITLE:

EXISTING CONDITIONS / PROPOSED

PROJECT TITLE:

RENOVATION PROJECT
OLD CITY HALL, 2 PINE STREET
LOCKPORT, NY 14094

PREPARED FOR:

SCOTT GEISE / TODD RETELL
OLD CITY HALL, 2 PINE STREET
LOCKPORT, NY 14094

DRAWN:

SME

DATE:

03/21/23

PROJECT NO.:

23-028

SCALE: N.T.S.

DWG. NO.:

A3

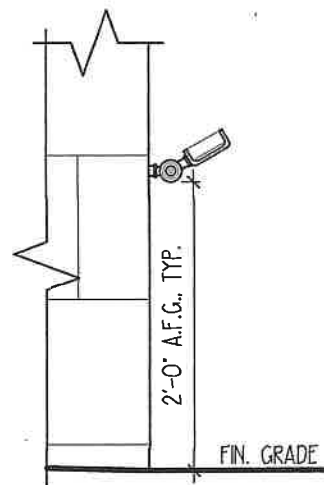
DWG. 3 OF 7



WEST ELEVATION

SCALE: 1/32" = 1'-0"

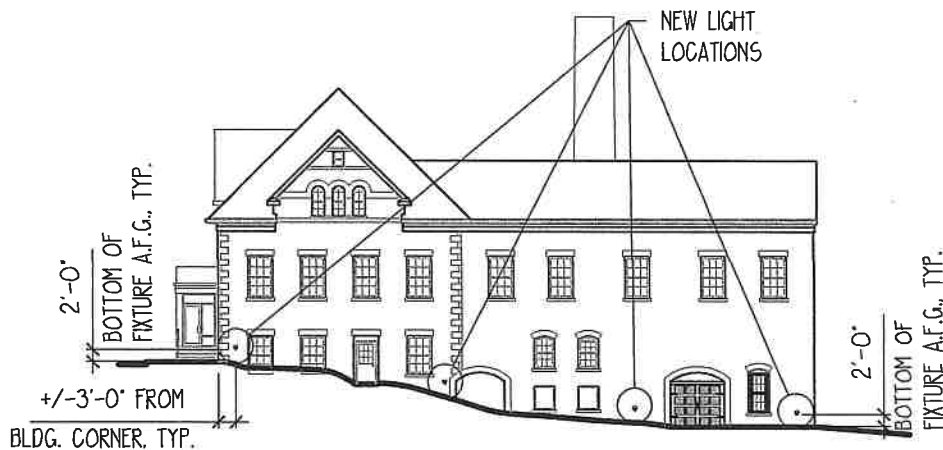
1



DETAIL

SCALE: 3/4" = 1'-0"

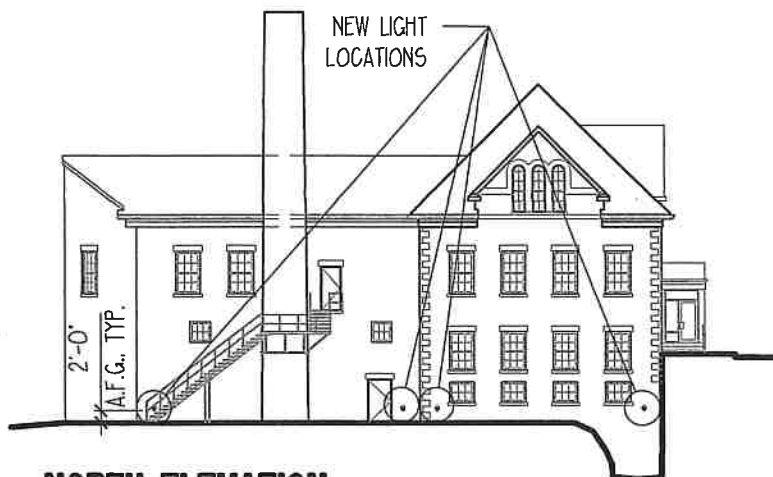
4



SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

2



NORTH ELEVATION

SCALE: 1/32" = 1'-0"

3

*NOTES:

1) SEE DRAWING A5 FOR LIGHTING SPECIFICATIONS.

2) 2" x 4" JUNCTION BOX + 1" CONDUIT TO BE RECESSED INTO WALL; NO VISIBLE CONDUIT.

APEX CONSULTING
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Phone: (716) 439-0188 FAX: (716) 439-0189

PREPARED FOR:

SCOTT GEISE / TODD RETELL
OLD CITY HALL, 2 PINE STREET
LOCKPORT, NY 14094

DRAWING TITLE:

PROPOSED LIGHTING

PROJECT TITLE:

RENOVATION PROJECT
OLD CITY HALL, 2 PINE STREET
LOCKPORT, NY 14094

DRAWN:

SME

DATE:

03/21/23

PROJECT NO.:

23-028

SCALE: N.T.S.

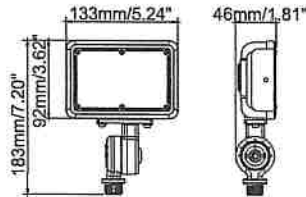
DWG. NO.:

A4

DWG. 4 OF 7



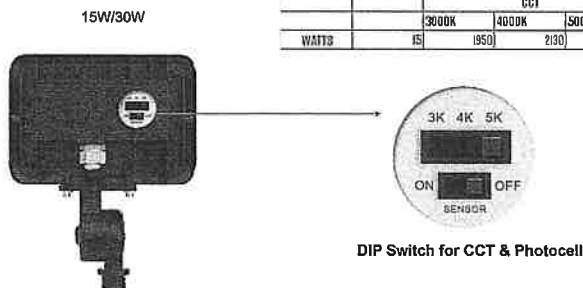
MORRIS #: 71531B
LED SMALL FLOOD - BRONZE
CCT TUNABLE
120-277V, 15W, 3000-5000K



Features:

- Color Tunable: 3000K, 4000K, 5000K
- Input Voltage: 120-277VAC
- Corrosion Resistant Die Cast Aluminum Housing
- Transparent PC Lens
- Bronze Housing
- On/Off Photocontrol Included
- Operating Temperature: -40°F to 113°F
- 0-10V Dimmable
- Mount: 1/2" Knuckle installed with Yoke Mount included in box
- IP65 Wet Location Rated
- 50,000+ Hour LED Life Expectancy
- Listings: cULus
- DLC PRODUCT ID#: S-CR1HDI
- 5 Year Warranty

Part#	Wattage	Voltage	Lumens	CCT	CRI	Dimming	Light Pattern	Lumens/Watt	DLC PRODUCT ID#:
71531B	15W	120-277V	2,130@4K	3K,4K,5K	>70	0-10V	7H7V	142	S-CR1HDI



LIGHTING SPECS

SCALE: NOT TO SCALE

Technical Specifications:

Electrical:

Input Voltage: 120 thru 277
Current: 46A @ 120V
Frequency: 50/60Hz
Power Factor: ≥0.93
THD: >20% @ 120V

Product Parameters:

15 Watts
Lumens: 1,950@3K, 2,130@4K, 2060@5K
Efficacy: 142 Lumens Per Watt
50,000+ L70 Life Span
CCT: 3K (WW); 4K (NW); 5K (CW)

Chromaticity Measurements:

Beam Angle: 7H7V
CRI: >70
R9: 7
DUV: -0.00012

Component Specifications:

LED: Seoul 2835
Driver: 120-277V 50/60Hz
Driver Output Volts: 150V/DC
Driver Output Amps: 1.0A
2KV Surge Protection

Dimming:
0-10V

Operating Temperature:

Minimum Starting -40°F - 113°F

Construction:

Housing: Die Cast Aluminum Housing
Powder Coated
IP Rating: IP65 Wet Location Rated

Lens Material: PC

Mounting: 1/2" Knuckle, Yoke

Listings:
cULus
DLC PRODUCT ID#: S-CR1HDI

Warranty:

Morris Products carries a 5 year warranty from date of purchase against defects in materials and workmanship (assuming normal and proper usage).



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Phone: (716) 439-0188 FAX: (716) 439-0189

PREPARED FOR:

SCOTT GEISE / TODD RETELL
OLD CITY HALL, 2 PINE STREET
LOCKPORT, NY 14094

DRAWING TITLE:

PROPOSED LIGHTING SPECS

PROJECT TITLE:

RENOVATION PROJECT
OLD CITY HALL, 2 PINE STREET
LOCKPORT, NY 14094

DRAWN:

SME

DATE:

03/21/23

PROJECT NO.:

23-028

SCALE: N.T.S.

DWG. NO.:

A5
DWG. 5 OF 7

#	Type	Name
1	MATERIALS	Series 9000 Double Hung, Slider, Picture All-Welded
	Trade Type: WINDOWS	Work Type: Replacement Type/Style(s),Size,Color: Double Hung, 101-120, Beige
	Description:	Location rear corner of the building 32 X 78.5 DH 6/6 Classic
2	MATERIALS	5/8" Classic flat Grids
	Description:	Accessories window match
3	MATERIALS	101-120 UI large-window add
	Description:	Windows
4	MATERIALS	Energy Miser IS or
	Description:	Energy Saving Options
5	MATERIALS	Full Insulated Frame & Sash (9000)
	Description:	Energy Saving Options

WINDOW SPECS

SCALE: NOT TO SCALE

1

Width: 9' 2" X Height: 7' 0"

Timeless: Stamped Carriage House

Short Panel

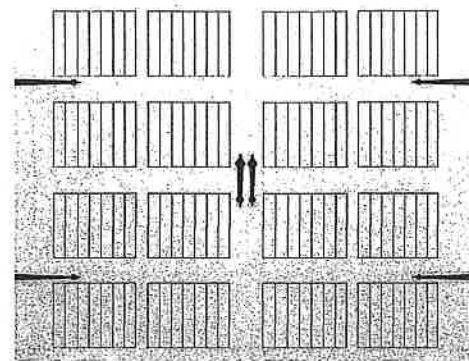
R-9.65 / 2", Medium Duty, 2-Sided Steel Sandwich, Polystyrene Insulation - 1-13/16" Thick

Solid Colors: Almond

Position: NO WINDOWS

Window Inserts: No Inserts

Standard Decorative Spade Handles And Hinges



OVERHEAD DOOR SPECS

SCALE: NOT TO SCALE

2

Qty	Size	Description
1	9'2" x 7'	Door Color: Almond CHI Model 5283 Stamped Short Panel, 27 Gauge Steel Carriage House Sandwich Door, 2" Thick Sections, 1-13/18" Polystyrene Insulation Bonded to Interior & Exterior Steel Skins, 2" Track, Torsion Spring(s), White Nylon Rollers, 1 Set (4 Hinges/2 Handles) Black stamped Decorative Hardware, Installed 15" Radius Standard Lift Track Reverse Angle Track Mount to Steel Reverse Angle Weather Seal-Top Seal & Side Seal
1		Liftmaster Model 8500W DC Battery Backup Wall Mount garage door opener, Built-in WI-FI, MyQ remote LED light, Autoamatic Garage Door Lock, Smart control Wall Panel 880LM, 2 Remotes, 1 Wireless Keypad, Installed



APEX CONSULTING
SURVEY & ENGINEERING SERVICES, P.C.

102 EAST AVENUE, LOCKPORT, NEW YORK 14094
Phone: (716) 439-0188 FAX: (716) 439-0189

PREPARED FOR:

SCOTT GEISE / TODD RETELL
OLD CITY HALL, 2 PINE STREET
LOCKPORT, NY 14094

DRAWING TITLE:

PROPOSED WINDOW/OHD SPECS

PROJECT TITLE:

RENOVATION PROJECT
OLD CITY HALL, 2 PINE STREET
LOCKPORT, NY 14094

DRAWN:

SME

DATE:

03/21/23

PROJECT NO.:

23-028

SCALE: N.T.S.

DWG. NO.:

DWG. 6 OF 7

A6

Roofing Section

- Protect the house and landscaping with tarps.
- Remove existing metal roof down to roof deck.
- Check and replace decking as needed. Three (3) 4x8 Sheets are included in the contract price.
- Install Ice and Water shield.
- Install new Aluminum ODE Drip Edge on rakes and eaves.
- Install Starter Shingles along the rakes and eaves giving the Shingles a wind rating of 130mph.
- Install GAF Camelot Designer Shingles to roof with six (6) nails per shingle as per manufacturer specs. (50 year)
- Install matching GAF Ridge Shingles.
- Install new masonry flashing and counter flashing where needed.
- Install new pipe boots. Paint white pipes with color-matched paint.

ENTRY ROOF SPECS

SCALE: NOT TO SCALE

1

Roofing Eaves along the front building

- Protect the building and landscaping with tarps.
- Remove existing shingles and roof deck back 6"-8" from the front eaves so it dumps into the existing yankee gutters. There are 2 L-Shaped eaves of roughly 30 feet each, 60 feet total.
- Install Starter Shingles along the eaves.
- Install Matching Shingles to roof with six (6) nails per shingle as per manufacturer specs. (50 year)
- Install new Aluminum ODE Drip Edge on eaves.
- Seal the gutter (internally) and slightly pitch.
- Install 2 downspouts, one per side.

GUTTER SPECS

SCALE: NOT TO SCALE

2



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SURVEY & ENGINEERING SERVICES, P.C.

102 EAST AVENUE, LOCKPORT, NEW YORK 14094
Phone: (716) 439-0188 FAX: (716) 439-0189

PREPARED FOR:

SCOTT GEISE / TODD RETELL
OLD CITY HALL, 2 PINE STREET
LOCKPORT, NY 14094

DRAWING TITLE:

PROPOSED ROOF/GUTTER SPECS

PROJECT TITLE:

RENOVATION PROJECT
OLD CITY HALL, 2 PINE STREET
LOCKPORT, NY 14094

DRAWN:

SME

DATE:

03/21/23

PROJECT NO.:

23-028

SCALE: N.T.S.

DWG. NO.:

DWG. 7 OF 7

A7



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

March 23, 2023

Heather Peck
Vice-President
Greater Lockport Development Corporation
One Locks Plaza
Lockport, NY 14094

Re: OCR
Old City Hall Renovation/Upgrades
2 Pine St, Lockport, NY 14094
23PR01708

Dear Heather Peck:

Thank you for continuing to consult with the New York State Historic Preservation Office (SHPO). We have reviewed the provided documentation in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources.

Our office has reviewed the requested information, which includes drawings with photos dated 3/21/2023 and cut sheets for the proposed rehabilitation work at the State and National Register listed Old Lockport City Hall. Based upon our review, it is the SHPO's opinion that this project will have No Adverse Effect on historic resources.

If you have any questions, I am best reached by email.

Sincerely,

Derek Rohde
Historic Site Restoration Coordinator
518-275-5745 | Derek.Rohde@parks.ny.gov

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY:

NAME OF APPLICANT:

PHONE:

PHONE:

ADDRESS OR LOCATION OF PROPOSAL:

SIZE OF PARCEL OR STRUCTURE:

EXISTING ZONING:

PROPOSED REQUEST

REQUIRED ENCLOSURES:

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

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

SEQRA:

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

PROPERTY OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE _____

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

617.20
Appendix B
Short Environmental Assessment Form

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: <i>Sub Delicious Signage and Awnings</i>			
Project Location (describe, and attach a location map): <i>15 Locust St. City of Lockport</i>			
Brief Description of Proposed Action: <i>(1) Replace Existing Building Signage for Sub Delicious Restaurant</i> <i>(2) Install New Awnings on Sub Delicious Building Elevations</i>			
Name of Applicant or Sponsor: <i>Thomas Milani</i> <i>Apex Consulting Survey & Engineering</i>		Telephone: <i>(716) 439-0198</i> E-Mail: <i>earlington@apexconsulting.net</i>	
Address: <i>Services PC</i> <i>102 East Ave</i>			
City/PO: <i>Lockport</i>		State: <i>NY</i>	Zip Code: <i>14094</i>
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <i>Site Plan Approval (C) Planning Board</i> <i>City Building Permit</i>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>0.28</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0.28</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
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? If Yes, identify: _____	NO	YES	
	<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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: <u>NA</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>NR</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>NR</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE <i>Apex Consulting Survey & Engineering Services PC</i> Applicant/sponsor name: <i>Timothy W. Arlington PC</i> Date: <i>3/22/2023</i> Signature: <i>Timothy W. Arlington</i>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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)

tarlington@apexconsultingpc.net

From: Heather Peck <hpeck@lockportdevelopment.org>
Sent: Wednesday, March 22, 2023 12:57 PM
To: (tarlington@apexconsultingpc.net)
Cc: Brian Smith (briansmithwny@gmail.com)
Subject: Fw: Planning board permission application

Tim,

See letter from Milani below.

heather

Heather B. Peck

Vice President

Greater Lockport Development Corporation

One Locks Plaza

Lockport, NY 14094

716-525-0620

hpeck@lockportdevelopment.org

From: Thomas Milani <thomasgmil@icloud.com>
Sent: Wednesday, March 22, 2023 12:47 PM
To: Heather Peck <hpeck@lockportdevelopment.org>
Subject: Re: Planning board permission application

3-22-2023

City of Lockport Planning Board

Dear Sir/Madam,

I am writing to seek permission that Mr Tim Arlington of Apex Consulting of Lockport NY be allowed to complete the necessary application documents as well as appear on behalf of Thomas Milani and SubDelicious as well as my property, located at 5-15 Locust Street Lockport, NY. Thank you in advance for your cooperation.

Yours truly

Robert H.

205"

Sub Delicious

27' - 3"

205"

116"

Sub Delicious Pizza • Subs • Wings



Channel Letters

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

Client Approval

DATE

Ulrich Signs

177 Oakhurst Street
Lockport, New York 14094

Phone (716) 434-0167
Fax (716) 434-0226

www.ulrichsigns.com

Customer

Sub Delicious

Location

Lockport

Date

2/22/23

Sales Representative

Chris

Designer

A. Boehmer

File Name

Sub Delicious Channel Letters

Colors

Red Vinyl Faces
Black Trim & Returns

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

Description

Illuminated Channel Letters



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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.

The 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.

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OF ULRICH SIGN CO. UNTIL
APPROVED & ACCEPTED
THROUGH PURCHASE BY
NAMED CLIENT.



SubDelicious (15 Locust St., 14094)



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(716)685-3333 • WWW.KOHLERAWNING.COM



4 in
107.25 in
109 in
3 in
50.9 in
PIZZA · SANDWICHES · CHICKEN WINGS
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"OUR NAME SAYS IT ALL"



ONLY LOGOS LIGHT UP

File Name: SubDelicious (15 Locust St., 14094)

Salesman: Tom Garrity

Rendering #: 01 Date: 03/20/2023

Fabric/Substrate(s): Awmax 6103 Burgundy 1160 Cool White

Graphic Material(s): 3m Non Translucent Vinyl and Digital Print

Graphic Color(s): 7125-015 Bright Yellow and Digital Print

Font(s): Arial Bold Italic

WITH MY SIGNATURE I HEREBY ALLOW KOHLER AWNING TO BEGIN WORK
ON THE RENDERING SHOWN HERE.

SIGNATURE:

CHOICE #

RENDERING COLORS MAY NOT BE EXACT REPRESENTATION OF ACTUAL FABRIC. COLOR SWATCHES AVAILABLE UPON REQUEST.
IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE CONTACT YOUR SALESMAN, OR EMAIL THE ART DEPARTMENT: STEVE@KOHLERAWNING.COM

