

# **Building Inspection Department**

Jason Dool Chief Building Inspector Lockport Municipal Building One Locks Plaza Lockport, NY 14094 Phone (716) 439-6759 Fax (716) 439-6605

July 11, 2023

Megan Brewer

#### **AGENDA**

Please be advised that there are (6) six items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, July 25, 2023 at 5 P.M.

- 1. Robert & Julia Learn. 223 Waterman Street. Request to remove the 8.2' x 11' rear section of the hose and erect a 12' x 18' addition to the rear of the house situated in an R-1 Zone. (Area-lot coverage 27.8%, area-8.74' south line)
- 2. Hanan Samuel. 177 Davison Road. Request to erect a two-story mixed-use building situated in a B-1 Zone. (Use- multifamily units, use-professional office space, area-building more than one story in height)
- 3. James Battistoni. 87 Lindhurst. Request to erect a 4' x 10' awning over the front porch situated in an R-1 Zone. (Area-26.85' east line)
- 4. Steven Brick. 40 Rochester. Request to install a 12' x 24' inground pool in the rear yard situated in an R-1 Zone. (Area-lot coverage 32.4%)
- 5. JKU, LLC. 215 Davison Road. Request to erect a 3,146 s.f. addition to the north side of the building situated in a B-1 Zone. (Area-lot coverage 35%, area-17.08' north line, area-38 parking spaces)
- 6. Chase Commons, LLC. 327 High Street. Request to amend Variance Case No. 2288 by increasing the total amounts of units to 51 with 26 efficiency units under 600 square feet situated in an R-1 Zone. (Use-multifamily, area-units under 600 square feet)

\*\*\*IF YOU CANNOT ATTEND THIS MEETING, PLEASE CONTACT MEGAN AT 439-6754 or mbrewer@lockportny.gov \*\*\*



# **NOTICE OF PUBLIC HEARING**

Case No. 2298

July 10, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 223 Waterman Street, New York, had been filed by Robert & Julia Learn.

The request is for a variance to remove the 8.2' x 11' rear section of the house and erect a 12' x 18 addition to the rear of the house situated in an R-1 Zone.

Approval of the application was denied or withheld because the addition will increase the lot coverage to 27.8% and will be located 8.74' from the south property line.

The City of Lockport Zoning Ordinance allows a maximum 20% lot coverage and requires a minimum 10' side yard setback in an R-1 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday July 25, 2023 at 5:00 P.M.**, at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attorney.

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

LOCKPORT ZONING BOARD OF APPEALS Megan Brewer

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# CITY OF LOCKPORT, NEW YORK ZONING BOARD OF APPEALS APPLICATION

X_ AREA VARIANCE	USE VARIANCE
attachments, and as precisely as possible. Fa	plete this form in its entirety, including all required ilure to submit a complete application may result in a delay in agenda or a delayed decision from the Zoning Board.
PROPERTY ADDRESS: <u>223</u> W	laTerman ST. Lockport, NY 14094
APPLICANT INFORMATION	
NAME: RoberT & Julia Learr	ADDRESS: 223 WaTerman ST.
PHONE:	LOCK PORT NY 14094 CITY STATE ZIP
FAX:	E-MAIL: julie andy bob @ roadrunner. com
OWNER INFORMATION	
NAME: Robert & Julia Learn	ADDRESS: 223 WaTerman ST.
PHONE:	LOCKPORT NY 14094
FAX:	E-MAIL: julieandy bob @ roadrunner.com
RELATIONSHIP OF APPLICANT TO PRO	PERTY:
CONTRACT PURCHASER	CONTRACTOR $X$ OTHER (OWNER)
ARCHITECT/ ENGINEER	LESSEE
0	FFICE USE ONLY
RECEIVED BY:	DATE.TIME REÇEIVED:
FEE AMOUNT:	CHECK/MONEY ORDER#:
ZONING:	FEE TRANSMITTAL DATE:
AGENDA DATE:	DEADLINE DATE:
COUNTY TAX MAP IDENTIFICATION N	IUMBER:



	We've lived at 223 Waterman ST. for Yoyrs. Over that Time we have remodeled The Kitchen, remodeled the bathroom, replaced the front porch (Twice) and had The driveway paved, once in black Top and more recently in concrete. We also added a deck at the rear.
	Currently There is a 8-2×11.0 addition at the back of the house. We use it as a rear entrance and mud room. This room has no foundation. We would like to remove this room and add a larger room (12.0×18.0) with a proper foundation,
	VARIANCE STANDARDS (USE VARIANCE)
	Applications for use variances must be based on alleviating a clearly demonstrable hardship, as opposed to a special privilege of convenience sought by the owner. Furthermore, the hardship must be peculiar to the land or building and must not generally apply to land throughout the neighborhood. An example of a property that may potentially have a case for a used variance is a corner store in a predominantly residential neighborhood. If the building has large plate glass windows, a parking lot and loading docks in the rear, it would be extremely costly to convert the building to residential uses to comply with existing zoning regulations.
	VARIANCE STANDARDS (AREA VARIANCE)
†a	Applications for area variances must be based on some extraordinary topographic condition or other physical condition inherent in the parcel (for example: exceptional narrowness, shallowness, shape or area). This condition must prohibit or unreasonably restrict the use of the land and/or building. One example of special condition: A utility right-of-way cutting through the rear half of several properties within a larger neighborhood limiting the buildable area of those properties, thereby requiring variances for rear and side yard setbacks for those particular property owners to construct new garages or sheds.
	DESCRIPTION OF HARDSHIP (describe the features or conditions of the property that restrict reasonable use of the property under current zoning regulations)
	All of our bedrooms are on The 2nd floor and as my wife and I age getting to the 2nd floor will become more and more difficult. We would like to add a bedroom and full bath to the larger addition on the main floor. The size of the current addition is Too small to accommodate a bedroom and full bath.
	Describe how the requested variance will not alter the character of the larger neighborhood or impact adjacent properties:  The requested variance will not after the character of the neighborhood because the new addition will be fully bekind the house itself and notherisible from the street.

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

# APPLICATION ATTACHMENTS

To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.
\$150 application fee (cash or checks payable to the City of Lockport)
Detailed site plan (10 copies)
Photographs of existing conditions
Property survey (10 copies)
APPLICANT/OWNER AFFIRMATION
I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND I FURTHER UNDERSTAND THAT INTENTIONALLY PROVIDING FALSE OR MISLEADING INFORMATION IS GROUNDS FOR IMMEDIATE DENIAL OF MY APPLICATION.
FURTHERMORE, I UNDERSTAND THAT I (OR A DESIGNATED REPRESENTATIVE) MUST BE PRESENT AT THE MEETING TO REPRESENT THE APPLICATION AND RESOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.
Signature (Applicant)  6-15-2023  Date
IF APPLICANT IS NOT THE OWNER OF RECORD FOR SUBJECT PARCEL:
I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.
Signature (Owner) Date
Regular meetings of the Zoning Board of Appeals are generally held on the 4 <sup>th</sup> Tuesday of every month. The meetings are held at 6:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

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

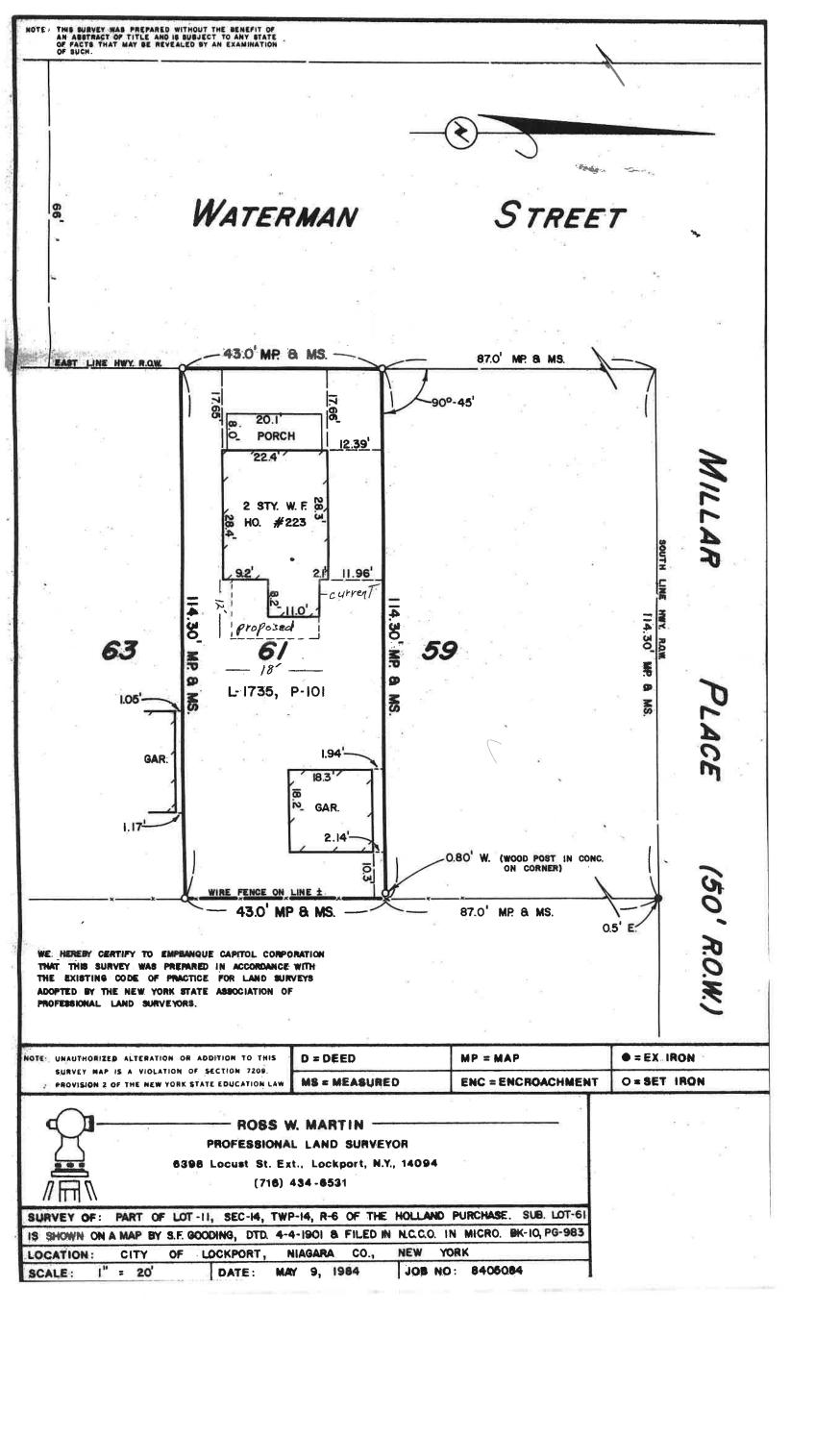
# CITY OF LOCKPORT, NEW YORK DEPARTMENT OF BUILDING INSPECTION

# **BUILDING PERMIT APPLICATION**

Application Number: 2023-	0166	Application Date: 04/13/2023
LOCATION: 223 Waterman	n St LOCKPORT, NY 14094	
WARD: 2		ZONE: R1
Permission is sought by Rol	pert Learn, to perform the followi	ng work, at the above location:
remove the existing 8.2- x 1	1' rear section of the house and	erect a 12' x 18' addition to the rear of the house.
Contact type Owner	Full name Robert Learn	Phone number
Requirements		Actual
Lot Coverage		allowed-20%, existing 25.2%, addition increase 27.8%
Hardwired Alarms		
Scaled Drawings		
Side Yard Setbacks (2)		required 10', addition will be 8.74
Survey		
Allowed 20% lot coverage,	existing is 25.2% with addition the south property line.	
The undersigned hereby ack until a building permit has b		does not meet the minimum standards and that no work is to begin
SICNED.		I do certify that I have examined the forgoing petition and building plans and plot plan and that they do not conform to Ordinances of the City of Lockport, NY
SIGNED:OWNER OR AGENT		Issuing Officer
OWNER OF RECORD: Robert	Learn	Megan Brewer

Address: Lockport, NY 14094

223 Waterman St





#### **NOTICE OF PUBLIC HEARING**

Case No. 2299

July 10, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 177 Davison Road, New York, had been filed by Hanan Samuel.

The request is for a variance to erect a two-story mixed-use building situated in a B-1 Zone.

Approval of the application was denied or withheld because multifamily units and professional office space are not permitted uses in a B-1 Zone. The multiuse building will exceed one story.

The City of Lockport Zoning Ordinance allows multifamily units in R-3, B-2, B-3, B-4 and B-5 zones. The City of Lockport Zoning Ordinance allows professional office space in B-2, B-3, B-4 and B-5 Zones. The City of Lockport Zoning Ordinance allows a maximum one story building in a B-1 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday July 25, 2023 at 5:00 P.M.,** at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attorney.

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

LOCKPORT ZONING BOARD OF APPEALS Megan Brewer

# CITY OF LOCKPORT, NEW YORK ZONING BOARD OF APPEALS APPLICATION

X AREA VARIANCE  A 1 Existing Parcel -Lot Size & Depth in a B-1 Business Zone A 2 Number of Stories and Height in a B-1 Business Zone It is the responsibility of the applicant to compattachments, and as precisely as possible. Fair being placed on a Zoning Board of Appeals again placed on a Zoning Board of Appeals again.  DD ODED TV ADDDESS: 177 Day	plete this form in lure to submit a genda or a delay	complete application may result in a delay	in a Business Zone
PROPERTY ADDRESS:	V		
PHONE:  FAX:	E-MAIL:	Tonawanda, New York 14150 CITY STATE ZIP delresource@verizon.net	_ <del>_</del>
NAME: Hanan Samuel -  (Project owner's representative)  **Brian S. Stiles  Owner & General Manager  Hilton Home Care	ADDRESS:	Paramount Hospitality LLC 560 College Ave Niagara Falls, NY 14305 USA CITY STATE ZIP hanan.samuel@icloud.com	—:
RELATIONSHIP OF APPLICANT TO PRO  CONTRACT PURCHASER  * Thomas Shelberg, R.A. ARCHITECT/ ENGINEER		RACTOR X (Brian Stiles -0)  LESSEE	wner Representative)
RECEIVED BY:  FEE AMOUNT:  ZONING:  AGENDA DATE:	FFICE USE ( DATE.TIME CHECK/MON	ONLY RECEIVED:  NEY ORDER#:  MITTAL DATE:	
COUNTY TAX MAP IDENTIFICATION N	UMBER:		

The same

WEST PERSONS

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

According to old maps and surveys, the parcel and surronding area was part of Harrison Field. Across Davison Road was the County Infirmary until the 1970 when a few municipal social service offices located in the buildings up until a few years ago where the land is open space and know as Lockport Infirmary Fields. Bonner Road was part of the DeSales Field Subdivision filed in 1996(according to map reference by J. McIntosh Jr.). The 0.436 acre parcel is currently an undeveloped open vacant area previuosly owned by George Oriold.

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

The proposed project will consist of a two story (+/- 1,684 s.f. ea. story) mixed-use building with neighborhood business space including small professional office and loft apartment units. The parcel is mapped as a B-1 Neighborhood Business Zone. Normal business hours (8:00 am - 6:00 pm) can be expected for the anticipated uses such as hair saloon, beauty shop, dry-cleaning shop, small food stores, small drug store, small eating establishment, essential services, etc as approved by the Zoning Code. The eating establisment use opening / close hours may vary slightly (eg. small coffee shop or small pizza shop). Three (3) to Five (5) employees are expected for the first floor space. The living units will be loft-style single bedroom single family use.

# VARIANCE STANDARDS (USE VARIANCE)

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

# VARIANCE STANDARDS (AREA VARIANCE)

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

DESCRIPTION OF HARDSHIP (describe the features or conditions of the property that restrict

reasonable use of the property under current zoning regulations)

USE VARIANCE (Proposed):

The two USE variances not permitted in the current Zoning Code Chapter 190 Article VII -B-1 Neighborhood Business:

- RESIDENTIAL (Single Family Loft-style Apartment Units)

- PROFESSIONAL OFFICE (Small office for accountant or engineer type firm) will provide a consist of a two story Existing corner parcel location is sited on busy roadway. Project Property use has been vacant for several decades where this newer type of mixed used projects allows relief from limited rentable space due to current limited and particully specific permitted uses in the B-1 zone.

The two DIMENSIONAL variances NOT permitted in the current Zoning Code Chapter 190 Schedule II Zoning Schedule of Bulk and Coverage Control:
- MINIMUM LOT SIZE & LOT DEPTH

Existing corner parcel location is sited on smaller under-sized corner lot where two (2) front yard setback are required thereby restricting development areas. All similar and adjacent structures have high roofs approx. 30 ft. including many 2 1/2 stories structures. Project Property has been vacant for several decades where second floor living units allows contextural building height transition to adjacent structures.

Describe how the requested variance will not alter the character of the larger neighborhood or

impact adjacent properties:

We contend that USE VARIANCE, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor USE VARIANCE: substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

We further contend that the USE VARIANCE, if authorized, will represent the minimum variance occupancy use that will provide a transition from Business to adjacent Residential zones, afford relief to maintain continual occupancy and will represent the least modification possible of the regulation in issuance.

AREA VARIANCE:

We contend, because of such physical circumstances or conditions, there is limited possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a area variance(s) is/ are therefore, necessary to enable the reasonable use of the property. As listed above, the area variances will be in concert with adjacent properties and similiar type residential structures and small neighborhood business buildings (based on the dimensional schedule II Zoning 190 attachment ) and will not alter the essential character of the neighborhood.



# APPLICATION ATTACHMENTS

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

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

X Detailed site plan (10 copies)

X Photographs of existing conditions (On Site Plan)

X Property survey (10 copies)

# APPLICANT/OWNER AFFIRMATION

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

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

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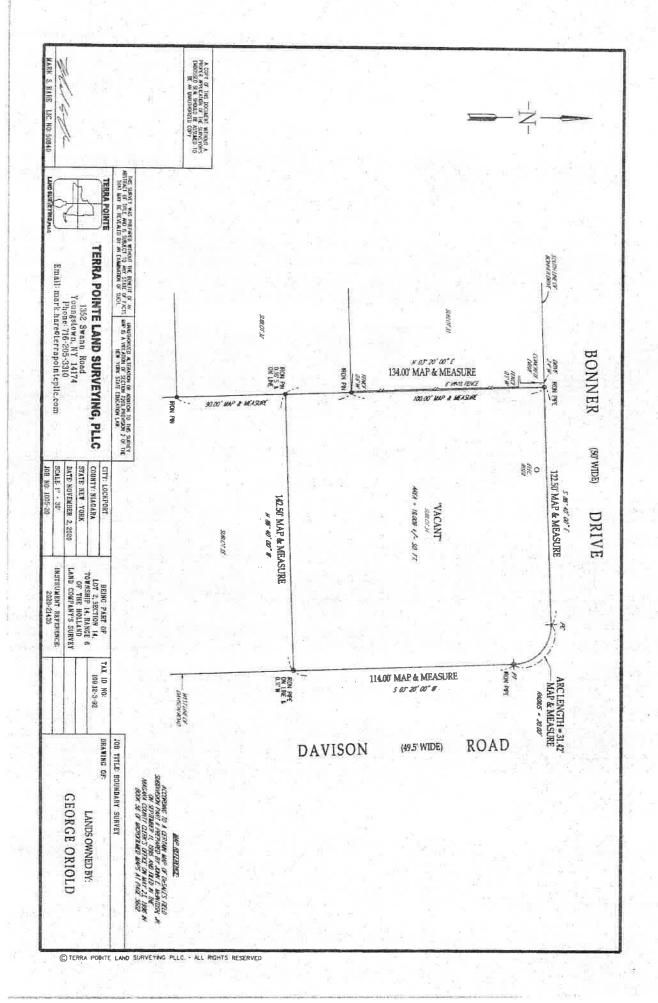
Signature (Applicant)

Signature (Owner)

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

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

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	3	



# Full Environmental Assessment Form Part 1 - Project and Setting

### **Instructions for Completing Part 1**

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

#### A. Project and Applicant/Sponsor Information.

Name of Action or Project: SITE PLAN REVIEW:177 DAVISON ROAD MIXED USE BLDG.:Hanan Samuel -Pa	aramount Hospitality LLC . 560 Coll	ege Ave. Niagara Falls.NY 14305	
Project Location (describe, and attach a general location map):			
177 Davison Road at SW corner of Bonner Drive, City of Lockport 14094			
Brief Description of Proposed Action (include purpose or need):			
The project entails the construction of two story (+/- 1,684 s.f. ea. story) mixed-use parcel. The mixed use project is a needed flexible building facility allowing neighbor Neighborhood Business District.			
Name of Applicant/Sponsor:	Telephone: 716-251-5		
Hanan Samuel - Paramount Hospitality LLC ,	E-Mail: hanan.samuel@icloud.com		
Address: Paramount Hospitality LLC , 560 College Ave,		2 30 30 30	
City/PO: Niagara Falls	State: NY	Zip Code: 14305	
Project Contact (if not same as sponsor; give name and title/role):	Telephone: 716-983-1	434	
Thomas H. Shelberg , R.A.	E-Mail: delresource@verizon.net		
Address: 183 Bathurst Drive			
City/PO:	State:	Zip Code:	
Tonawanda	NY	14150	
Property Owner (if not same as sponsor):	Telephone:		
Same as sponsor	E-Mail:		
Address:			
City/PO:	State:	Zip Code:	

# **B.** Government Approvals

B. Government Approvals, assistance.)	Funding, or Spor	sorship. ("Funding" includes grants, loans, to	ax relief, and any othe	r forms of financial
Government Entity		If Yes: Identify Agency and Approval(s) Required	Applicati (Actual or	
a. City Counsel, Town Board or Village Board of Truste				
b. City, Town or Village Planning Board or Commi	<b>Z</b> Yes□No ssion	SITE PLAN REVIEW	Aug. 07 , 2023	
c. City, Town or Village Zoning Board of A	<b>Z</b> Yes □No appeals	AREA & USE VARIANCES -City of Lockport ZBA meeting	July 25, 2023	
d. Other local agencies	<b>∠</b> Yes No	WATER DEPT. & HEALTH DEPT. Backflow Prevention Device	T.B.D.	
e. County agencies	<b>Z</b> Yes□No	AREA & USE VARIANCES (See C.)- Niagara County ZBA meeting	July 17 , 2023	
f. Regional agencies	□Yes □No			
g. State agencies	□Yes□No			
h. Federal agencies	□Yes □No			
<ul><li>i. Coastal Resources.</li><li>i. Is the project site within</li></ul>	n a Coastal Area, o	r the waterfront area of a Designated Inland W	aterway?	□Yes <b>☑</b> No
<ul><li>ii. Is the project site locate</li><li>iii. Is the project site within</li></ul>		with an approved Local Waterfront Revitaliza Hazard Area?	tion Program?	□ Yes☑No □ Yes☑No
C. Planning and Zoning				
C.1. Planning and zoning a				
only approval(s) which must • If Yes, complete sec	be granted to enablications C, F and G.	nendment of a plan, local law, ordinance, rule ble the proposed action to proceed? nplete all remaining sections and questions in I		∐Yes <b>Z</b> No
C.2. Adopted land use plans	S.			
a. Do any municipally- adopt where the proposed action	ed (city, town, vil	lage or county) comprehensive land use plan(s	) include the site	✓ Yes No
If Yes, does the comprehensi would be located?	ve plan include spe	ecific recommendations for the site where the p	proposed action	<b>Z</b> Yes□No
b. Is the site of the proposed	rea (BOA); design	ocal or regional special planning district (for e ated State or Federal heritage area; watershed	xample: Greenway; management plan;	✓ Yes No
c. Is the proposed action loca or an adopted municipal for If Yes, identify the plan(s):	ated wholly or part	ially within an area listed in an adopted munic n plan?	ipal open space plan,	□Yes <b>☑</b> No

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?  B-1 Neighborhood Business District, Ward 5	<b>∠</b> Yes No
b. Is the use permitted or allowed by a special or conditional use permit?	✓Yes□No
c. Is a zoning change requested as part of the proposed action?  If Yes,  i. What is the proposed new zoning for the site?	☐ Yes <b>☑</b> No
C.4. Existing community services.	
a. In what school district is the project site located? Lockport City School District	
b. What police or other public protection forces serve the project site?  City of Lockport	
c. Which fire protection and emergency medical services serve the project site? City of Lockport Fire Department, 1 Locks Plaza, Lockport NY 14094	
d. What parks serve the project site? Joseph E. Kibler Park, Niagara County Golf Course, Lockport Infirmary Field	
D. Project Details	
D.1. Proposed and Potential Development	
D.1. Proposed and Potential Development  a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if components)? commercial. office, suburban residential, multi-family	mixed, include all
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if components)? commercial. office, suburban residential, multi-family  b. a. Total acreage of the site of the proposed action?  0.44 acres	mixed, include all
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if components)? commercial. office, suburban residential, multi-family	mixed, include all
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if components)? commercial. office, suburban residential, multi-family  b. 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	☐ Yes <b>Z</b> No
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if components)? commercial. office, suburban residential, multi-family  b. 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?  c. Is the proposed action an expansion of an existing project or use?  i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, square feet)?  d. Is the proposed action a subdivision, or does it include a subdivision?	☐ Yes <b>Z</b> No
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if components)? commercial. office, suburban residential, multi-family  b. 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?  c. Is the proposed action an expansion of an existing project or use?  i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, square feet)?  W	☐ Yes  No miles, housing units,
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if components)? commercial. office, suburban residential, multi-family  b. 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?  c. Is the proposed action an expansion of an existing project or use?  i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, square feet)?  d. Is the proposed action a subdivision, or does it include a subdivision?  If Yes,  i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  ii. Is a cluster/conservation layout proposed?  iii. Number of lots proposed?	☐ Yes  No miles, housing units,
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if components)? commercial. office, suburban residential, multi-family  b. 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?  c. Is the proposed action an expansion of an existing project or use?  i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, square feet)?  d. Is the proposed action a subdivision, or does it include a subdivision?  If Yes,  i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  ii. Is a cluster/conservation layout proposed?  iii. Number of lots proposed?  iv. Minimum and maximum proposed lot sizes? Minimum	☐ Yes☑ No miles, housing units,
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if components)? commercial. office, suburban residential, multi-family  b. 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?  c. Is the proposed action an expansion of an existing project or use?  i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, square feet)? %  Units:  d. Is the proposed action a subdivision, or does it include a subdivision?  If Yes,  i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  ii. Is a cluster/conservation layout proposed?  iii. Number of lots proposed?  iv. Minimum and maximum proposed lot sizes? Minimum  Maximum  e. Will the proposed action be constructed in multiple phases?	☐ Yes  No miles, housing units, ☐ Yes  No ☐ Yes  No ☐ Yes  No ☐ Yes  No

	ect include new res				✓ Yes   No
If Yes, show nu	mbers of units prop			24.11.7	
	One Family	Two Family	Three Family	Multiple Family (four or more)	
Initial Phase	2-3		-	7	
At completion	0.0				
of all phases	2-3	**	=======================================	<del></del>	
σ Does the pror	osed action includ	e new non-residenti	al construction (incl	uding expansions)?	<b>Z</b> Yes □ No
If Yes,	osca action includ	e new non-residenti	at construction (men	uding expansions):	V 103_10
i. Total numbe	er of structures	1			
ii. Dimensions	(in feet) of largest	proposed structure:	<35 ftheight;	62 ft. +/- width; and52 ft. +/- length	
		g space to be heated	or cooled:	3,368 +/- square feet	
h. Does the prop	osed action includ	e construction or oth	ner activities that wi	Il result in the impoundment of any	☐Yes <b>Z</b> No
				lagoon or other storage?	
If Yes,					
i. Purpose of th	e impoundment:				
<i>ii.</i> If a water im	poundment, the pri	incipal source of the	water:	Ground water Surface water stre	ams Other specify:
iii If other than	water identify the	type of impounded/	Contained liquids or	nd their course	
iii. II other thati	water, identify the	type of impounded	contained riquids ar	id their source.	
iv Approximate	size of the propos	sed impoundment.	Volume:	million gallons; surface area:	acres
v. Dimensions	of the proposed da	m or impounding st	ructure:	height; length	
vi. Construction	method/materials	for the proposed da	am or impounding s	tructure (e.g., earth fill, rock, wood, co	ncrete):
					· · · · · · · · · · · · · · · · · · ·
D.2. Project O	perations				
a. Does the prop	osed action includ	e any excavation, m	ining, or dredging, o	during construction, operations, or both	n? ☐Yes ✓No
(Not including	g general site prepa	ration, grading or in	nstallation of utilitie	s or foundations where all excavated	
	remain onsite)				
lf Yes:					
i. What is the p	ourpose of the exca	vation or dredging?			
ii. How much m	aterial (including r	ock, earth, sedimen	ts, etc.) is proposed	to be removed from the site?	
		ubic yards):			
• Over w	hat duration of tim	ie?			C 41
iii. Describe nat	ure and characteris	tics of materials to t	be excavated or drec	lged, and plans to use, manage or dispo	ose of them.
iv. Will there b	e onsite dewaterin	g or processing of e	xcavated materials?		☐ Yes <b>Z</b> No
If yes, desc		5 1 5			
v. What is the	total area to be dre	dged or excavated?		acres	
vi. What is the	maximum area to b	e worked at any one	e time?	acres	
vii. What would	be the maximum	depth of excavation	or dredging?	feet	
	cavation require bla				☐Yes <b>Z</b> No
ix. Summarize s	ite reclamation goa	als and plan:			
b. Would the pr	oposed action caus	e or result in alterati	ion of, increase or d	ecrease in size of, or encroachment	☐Yes <b>Z</b> No
	ting wetland, wate	rbody, shoreline, be	ach or adjacent area	?	
If Yes:		and an analysis also accounted to a	offeeted (by name	water index number wetland man nur	nher or geographic
				water index number, wetland map nur	noer or geograpine
description)					
1					

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placeme alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in squ	
iii, Will the proposed action cause or result in disturbance to bottom sediments?  If Yes, describe:	☐Yes <b>Z</b> No
iv Will the proposed action cause or result in the destruction or removal of aquatic vegetation? If Yes:	☐ Yes <b>Z</b> No
acres of aquatic vegetation proposed to be removed:	
expected acreage of aquatic vegetation remaining after project completion:	
• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):	
proposed method of plant removal:	
if chemical/herbicide treatment will be used, specify product(s):	
v. Describe any proposed reclamation/mitigation following disturbance:	
c. Will the proposed action use, or create a new demand for water?	<b>Z</b> Yes <b>N</b> o
If Yes:  i. Total anticipated water usage/demand per day:  400 gallons/day	
ii. Will the proposed action obtain water from an existing public water supply?  If Yes:	
Name of district or service area: City of Lockport	
• Does the existing public water supply have capacity to serve the proposal?	✓ Yes  ☐ No
Is the project site in the existing district?	✓ Yes No
<ul> <li>Is expansion of the district needed?</li> </ul>	☐ Yes ✓ No
<ul> <li>Do existing lines serve the project site?</li> </ul>	✓ Yes No
iii. Will line extension within an existing district be necessary to supply the project?  If Yes:	□Yes <b>∠</b> No
Describe extensions or capacity expansions proposed to serve this project:	
Source(s) of supply for the district:	
iv. Is a new water supply district or service area proposed to be formed to serve the project site? If, Yes:	☐ Yes <b>Z</b> No
Applicant/sponsor for new district:	
Date application submitted or anticipated:	
Proposed source(s) of supply for new district:	
v. If a public water supply will not be used, describe plans to provide water supply for the project:	
vi. If water supply will be from wells (public or private), what is the maximum pumping capacity:	gallons/minute.
d. Will the proposed action generate liquid wastes? If Yes:	☐ Yes <b>Z</b> No
<ul> <li>i. Total anticipated liquid waste generation per day: gallons/day</li> <li>ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe al approximate volumes or proportions of each):</li> </ul>	l components and
iii. Will the proposed action use any existing public wastewater treatment facilities?  If Yes:	<b>✓</b> Yes <b></b> No
Name of wastewater treatment plant to be used: Wastewater Treatment Plant & Compost Facility	
ry at the standard transfer and along the project?	✓ Yes No
Does the existing wastewater treatment plant have capacity to serve the project:     Is the project site in the existing district?	✓ Yes No
Is expansion of the district needed?	☐Yes <b>Z</b> No



<ul> <li>Do existing sewer lines serve the project site?</li> <li>Will a line extension within an existing district be necessary to serve the project?</li> <li>If Yes:</li> <li>Describe extensions or capacity expansions proposed to serve this project:</li> </ul>	✓Yes No Yes ✓No
<ul> <li>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?</li> <li>If Yes:</li> <li>Applicant/sponsor for new district:</li> </ul>	☐Yes ☑No
<ul> <li>Date application submitted or anticipated:</li> <li>What is the receiving water for the wastewater discharge?</li> <li>If public facilities will not be used, describe plans to provide wastewater treatment for the project, including spec receiving water (name and classification if surface discharge or describe subsurface disposal plans):</li> </ul>	ifying proposed
vi. Describe any plans or designs to capture, recycle or reuse liquid waste:	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  If Yes:  i. How much impervious surface will the project create in relation to total size of project parcel?  Square feet or acres (impervious surface)	□Yes ☑No
Square feet or acres (parcel size)  ii. Describe types of new point sources	Table 1
Square feet or acres (parcel size)  ii. Describe types of new point sources.  iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent p groundwater, on-site surface water or off-site surface waters)?  The Storm water requires to be detained on site during a severe rainstorm to equal the run off volume-rate of the existing non-develops usually (effective design) this is done using dry grass drainage swales in the lawn areas to temporarily detain the new additional hard	ped grass site. d surfaces (paveme
<ul> <li>Square feet or acres (parcel size)</li> <li>ii. Describe types of new point sources.</li> <li>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent p groundwater, on-site surface water or off-site surface waters)?</li> <li>The Storm water requires to be detained on site during a severe rainstorm to equal the run off volume-rate of the existing non-development.</li> </ul>	ped grass site. d surfaces (paveme
Square feet oracres (parcel size)  iii. Describe types of new point sources.  iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent p groundwater, on-site surface water or off-site surface waters)?  The Storm water requires to be detained on site during a severe rainstorm to equal the run off volume-rate of the existing non-develor Jsually (effective design) this is done using dry grass drainage swales in the lawn areas to temporarily detain the new additional hard  • If to surface waters, identify receiving water bodies or wetlands:  ———————————————————————————————————	ped grass site. d surfaces (paveme
Square feet or acres (parcel size)  ii. Describe types of new point sources.  iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent p groundwater, on-site surface water or off-site surface waters)?  The Storm water requires to be detained on site during a severe rainstorm to equal the run off volume-rate of the existing non-develor surface waters, identify grass drainage swales in the lawn areas to temporarily detain the new additional hard  • If to surface waters, identify receiving water bodies or wetlands:  Will stormwater runoff flow to adjacent properties?	ped grass site. d surfaces (paveme
<ul> <li>Square feet oracres (parcel size)</li> <li>iii. Describe types of new point sources.</li> <li>iiii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent progroundwater, on-site surface water or off-site surface waters)?</li> <li>The Storm water requires to be detained on site during a severe rainstorm to equal the run off volume-rate of the existing non-develor usually (effective design) this is done using dry grass drainage swales in the lawn areas to temporarily detain the new additional hard.</li> <li>If to surface waters, identify receiving water bodies or wetlands:</li></ul>	ped grass site. d surfaces (paveme
<ul> <li>Square feet or acres (parcel size)</li> <li>iii. Describe types of new point sources.</li> <li>iiii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent p groundwater, on-site surface water or off-site surface waters)?</li> <li>The Storm water requires to be detained on site during a severe rainstorm to equal the run off volume-rate of the existing non-develously (effective design) this is done using dry grass drainage swales in the lawn areas to temporarily detain the new additional harder.</li> <li>If to surface waters, identify receiving water bodies or wetlands:</li></ul>	ped grass site. d surfaces (paveme
Square feet or acres (parcel size)  iii. Describe types of new point sources.  iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent p groundwater, on-site surface water or off-site surface waters)?  The Storm water requires to be detained on site during a severe rainstorm to equal the run off volume-rate of the existing non-develor usually (effective design) this is done using dry grass drainage swales in the lawn areas to temporarily detain the new additional hard  • If to surface waters, identify receiving water bodies or wetlands:  • Will stormwater runoff flow to adjacent properties?  iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  If Yes, identify:  i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	ped grass site. d surfaces (paveme

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  If Yes:	∐Yes <b>√</b> No
i. Estimate methane generation in tons/year (metric):  ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to a electricity, flaring):	generate heat or
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):	∏Yes <b>∏</b> No
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  If Yes:  i. When is the peak traffic expected (Check all that apply):	
<ul> <li>iii. Parking spaces: Existing 0 Proposed 14 Net increase/decrease</li></ul>	14  Yes No g access, describe: Yes No Yes No
<ul> <li>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?</li> <li>If Yes: <ul> <li>i. Estimate annual electricity demand during operation of the proposed action:</li> <li>Small electricity demand with new project. T.B.D.</li> <li>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/other):</li> <li>Local utility companies</li> <li>iii. Will the proposed action require a new, or an upgrade, to an existing substation?</li> </ul> </li> </ul>	✓Yes No
1. Hours of operation. Answer all items which apply.  i. During Construction:  Monday - Friday:  Saturday:  Saturday:  Sunday:  Holidays:  Holidays:  1i. During Operations:  Monday - Friday:  Saturday:  Saturday:  Sunday:  Holidays:  Holidays:  Nam-6 pm  Saturday:  Sunday:  Holidays:  Holidays:  Nam-6 pm  Sunday:  Holidays:  Holidays:  Varies	

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	☐ Yes ☑ No
If yes:	
i. Provide details including sources, time of day and duration:	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Describe:	☐ Yes ☑ No
n. Will the proposed action have outdoor lighting?	DIV. CIN.
If yes:  i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  Parking lot to use LED cut-off shields with directional heads to be aimed downwards to prevent any glare or spill-over of light to adjace.	☑ Yes □ No ent parcels
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Describe:	☐ Yes ☑ No
Does the proposed action have the potential to produce odors for more than one hour per day?  If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:	☐ Yes ☑ No
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  If Yes:  i. Product(s) to be stored  ii. Volume(s) per unit time (e.g., month, year)	☐ Yes ☑No
iii. Generally, describe the proposed storage facilities:	
<ul> <li>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?</li> <li>If Yes:  <ul> <li>i. Describe proposed treatment(s):</li> </ul> </li> </ul>	☐ Yes ☑ No
ii. Will the proposed action use Integrated Pest Management Practices?	☐ Yes ☐No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  If Yes:  i. Describe any solid waste(s) to be generated during construction or operation of the facility:	✓ Yes □No
• Construction: 1 tons per week (unit of time)	
Operation:     O	:
<ul> <li>Construction: Minimize construction waste uses standard sizes to eliminate material waste, possible to use recycled as</li> </ul>	ohalt in pavement
areas     Operation: use of recycling bins and adhere to recycling program	
iii. Proposed disposal methods/facilities for solid waste generated on-site:	
Proposed disposal methods/facilities for solid waste generated on-site.      Construction: construction dumpster and dump truck waste management scheduled pick up	
Operation:recycling bins-container and dumpster to landfill with scheduled pick up	

If Yes:		anagement facility?	Yes V No
i. Type of management or handling of waste proposed for	the site (e.g., recycling	or transfer station, composting	g, landfill, or
other disposal activities):			
<ul><li>ii. Anticipated rate of disposal/processing:</li><li>Tons/month, if transfer or other non-com</li></ul>	huction/tharmal treatm	ent or	
Tons/hour, if combustion or thermal trea		ent, or	
iii. If landfill, anticipated site life:			
. Will the proposed action at the site involve the commercia waste?	ol generation, treatment,	storage, or disposal of hazarde	ous Nes No
f Yes:			
i. Name(s) of all hazardous wastes or constituents to be ge	nerated, handled or man	naged at facility:	
ii. Generally describe processes or activities involving haza	ardous wastes or constit	uents:	
iii. Specify amount to be handled or generatedtons	/month		
iv. Describe any proposals for on-site minimization, recycli	ing or reuse of hazardou	us constituents:	
v. Will any hazardous wastes be disposed at an existing of	fsite hazardous waste fa	icility?	□Yes□No
f Yes: provide name and location of facility:			2 miles 2 ft 2 miles (2 miles 2 miles
f No: describe proposed management of any hazardous was	stes which will not be so	ent to a hazardous waste facilit	y:
ot applicable			
- 10 - 10 - 10 - 10 - 10 - 10 - 10 - 10			
E. Site and Setting of Proposed Action			
E.1. Land uses on and surrounding the project site			
a. Existing land uses.	oject site.		
a. Existing land uses.  i. Check all uses that occur on, adjoining and near the pro Urban Industrial Commercial Resident	tial (suburban) – 🗾 Ru	ral (non-farm)	
a. Existing land uses.  i. Check all uses that occur on, adjoining and near the pro  ☐ Urban ☐ Industrial ☑ Commercial ☑ Resident ☐ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specific process)	tial (suburban) – 🗾 Ru	ral (non-farm)	
a. Existing land uses.  i. Check all uses that occur on, adjoining and near the pro  ☐ Urban ☐ Industrial ☑ Commercial ☑ Resident ☐ Forest ☑ Agriculture ☐ Aquatic ☐ Other (spin of uses, generally describe:	tial (suburban) – 🗾 Ru	ral (non-farm)	
a. Existing land uses.  i. Check all uses that occur on, adjoining and near the pro  ☐ Urban ☐ Industrial ☑ Commercial ☑ Resident ☐ Forest ☑ Agriculture ☐ Aquatic ☐ Other (spirite ii. If mix of uses, generally describe:	tial (suburban) – 🗾 Ru	ral (non-farm)	
a. Existing land uses.  i. Check all uses that occur on, adjoining and near the product of the land occur.  Urban Industrial Commercial Resident Forest Agriculture Aquatic Other (space)  ii. If mix of uses, generally describe:  Pavison Road is a combination of the above listed land uses	tial (suburban) – 🗾 Ru	ral (non-farm)	
a. Existing land uses.  i. Check all uses that occur on, adjoining and near the product of the p	tial (suburban) 🔽 Rupecify):		Change
i. Check all uses that occur on, adjoining and near the production Industrial Commercial Resident Forest Agriculture Aquatic Other (sp. ii. If mix of uses, generally describe: lavison Road is a combination of the above listed land uses by Land uses and covertypes on the project site.  Land use or	tial (suburban) – 🗾 Ru	Acreage After Project Completion	Change (Acres +/-)
a. Existing land uses.  i. Check all uses that occur on, adjoining and near the product of the p	tial (suburban)	Acreage After	
i. Check all uses that occur on, adjoining and near the production of the production of the above listed land uses  Land use or Covertype  Existing land uses.  i. Check all uses that occur on, adjoining and near the product of the	tial (suburban)	Acreage After Project Completion	(Acres +/-)
a. Existing land uses.  i. Check all uses that occur on, adjoining and near the pro Urban Industrial Commercial Resident Forest Agriculture Aquatic Other (sp. ii. If mix of uses, generally describe: Pavison Road is a combination of the above listed land uses  b. Land uses and covertypes on the project site.  Land use or Covertype Roads, buildings, and other paved or impervious surfaces Forested Meadows, grasslands or brushlands (non-	Current Acreage	Acreage After Project Completion 0.286	(Acres +/-)
a. Existing land uses.  i. Check all uses that occur on, adjoining and near the product of the p	Current Acreage  0.0  0.0	Acreage After Project Completion  0.286  0.0	(Acres +/-) + 0.286
a. Existing land uses.  i. Check all uses that occur on, adjoining and near the pro Urban Industrial Commercial Resident Forest Agriculture Aquatic Other (sp. ii. If mix of uses, generally describe: Pavison Road is a combination of the above listed land uses  b. Land uses and covertypes on the project site.  Land use or Covertype Roads, buildings, and other paved or impervious surfaces Forested Meadows, grasslands or brushlands (nonagricultural, including abandoned agricultural) Agricultural (includes active orchards, field, greenhouse etc.) Surface water features	Current Acreage  0.0  0.44	Acreage After Project Completion  0.286  0.0  0.154	(Acres +/-) + 0.286
a. Existing land uses.  i. Check all uses that occur on, adjoining and near the pro Urban Industrial Commercial Resident Forest Agriculture Aquatic Other (sp.  ii. If mix of uses, generally describe: Pavison Road is a combination of the above listed land uses  b. Land uses and covertypes on the project site.  Land use or Covertype  Roads, buildings, and other paved or impervious surfaces Forested  Meadows, grasslands or brushlands (nonagricultural, including abandoned agricultural)  Agricultural (includes active orchards, field, greenhouse etc.)  Surface water features (lakes, ponds, streams, rivers, etc.)	Current Acreage  0.0  0.44  0.0	Acreage After Project Completion  0.286  0.0  0.154  0.0	(Acres +/-) + 0.286
a. Existing land uses.  i. Check all uses that occur on, adjoining and near the product of the commercial of the commercial of the commercial of the product of the commercial of the commercial of the commercial of the product of the commercial of the commercial of the commercial of the product of the commercial of the commercial of the commercial of the product of the prod	Current Acreage  0.0  0.0  0.44  0.0  0.0  0.0	Acreage After Project Completion  0.286  0.0  0.154  0.0  0.0  0.0	(Acres +/-) + 0.286
a. Existing land uses.  i. Check all uses that occur on, adjoining and near the product of the commercial of the product of the product of the commercial of the product of the product of the product of the commercial of the product of th	Current Acreage  0.0  0.44  0.0  0.0	Acreage After Project Completion  0.286  0.0  0.154  0.0  0.0	(Acres +/-) + 0.286
a. Existing land uses.  i. Check all uses that occur on, adjoining and near the pro Urban	Current Acreage  0.0  0.0  0.44  0.0  0.0  0.0	Acreage After Project Completion  0.286  0.0  0.154  0.0  0.0  0.0	(Acres +/-) + 0.286

Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes,  1. Identify Facilities:  Does the project site contain an existing dam?  Yes.  2. Dimensions of the dam and impoundment:  Dam length:  Dam length:  Dam length:  Dam length:  Surface area:  Surface area:  Surface area:  Acres  Volume impounded:  Dam sexisting hazard classification:  III. Provide date and summarize results of last inspection:  Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site ever been used as a municipal, commercial or industrial solid waste management facility?  Yes.  I. Has the facility been formally closed?  I. Has the facility been formally closed?  I. Describe the location of the project site relative to the boundaries of the solid waste management facility:  II. Describe any development constraints due to the prior solid waste activities:  II. Describe any development constraints due to the prior solid waste activities:  II. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes.  Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site activates are listed on the NYSDEC Spills Incidents database?  Neither database  It site has been subject of RCRA corrective activities, describe control measures:  III. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Tyes, provide DEC ID number(s):  In the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Neither database  It site has been subject of RCRA corrective activities, describe current status of site(s):	Is the project site presently used by members of the community for public recreation?  i. If Yes: explain:	□Yes☑No
Yes:   Dimensions of the dam and impoundment:	Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes,	☐ Yes ✓ No
Yes:   Dimensions of the dam and impoundment:		
Yes:   Dimensions of the dam and impoundment:	Does the project site centain an existing dam?	TVes 7 No
Dam height:  Dam length:  Dam length:  Surface area:  A Volume impounded:  In Dam's existing hazard classification:  III. Provide date and summarize results of last inspection:  Was the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes:  I Has the facility been formally closed?  If yes, cite sources/documentation:  III. Describe the location of the project site relative to the boundaries of the solid waste management facility:  III. Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes:  Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes:  I is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site management activities, describe control measures:    Yes = Spills Incidents database   Provide DEC ID number(s):   Pr	Yes:	resignation
▶ Dam length:	i. Dimensions of the dam and impoundment:	
Surface area:  Volume impounded:  gallons OR acre-feet  Jam's existing hazard classification:  Jiii. Provide date and summarize results of last inspection:  Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes:  Jest Has the facility been formally closed?  If yes, cite sources/documentation:  Jest Describe the location of the project site relative to the boundaries of the solid waste management facility:  Jest Describe any development constraints due to the prior solid waste activities:  Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Fyes:  Jest Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Fyes:  Jest Spills Incidents database  Provide DEC ID number(s):  Yes Spills Incidents database  Provide DEC ID number(s):  Histe has been subject of RCRA corrective activities, describe control measures:  Jest Spills Incidents database  Provide DEC ID number(s):  Jest Jest No Fyes, provide DEC ID number(s):  Jest Jest No Fyes, provide DEC ID number(s):  Jest Jest Jest No Fyes, provide DEC ID number(s):  Jest Jest Jest Jest Jest Jest Jest Jest		
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Yes - Spills Incidents database	i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site	☐ Yes <b>Z</b> No
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	iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):	

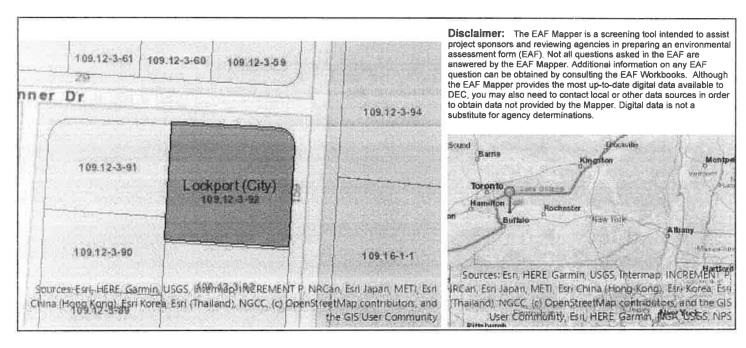
v. Is the project site subject to an institutional control limiting property uses?	☐ Yes ✓ No
<ul> <li>If yes, DEC site ID number:</li> <li>Describe the type of institutional control (e.g., deed restriction or easement):</li> </ul>	
• Describe any use limitations:	
Will the project affect the institutional or engineering controls in place?	Yes No
Explain:	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? > 5 feet	
b. Are there bedrock outcroppings on the project site?  If Yes, what proportion of the site is comprised of bedrock outcroppings?%	☐ Yes <b>Z</b> No
c. Predominant soil type(s) present on project site:  Churchill silt loam (0-2% slope)  Hilton silt loam (0-3% slope)  88 %  Hilton silt loam (0-3% slope)	1
d. What is the average depth to the water table on the project site? Average: 2-3 feet	
e. Drainage status of project site soils: Well Drained: 12 % of site  Moderately Well Drained: 88 % of site  Poorly Drained % of site	
f. Approximate proportion of proposed action site with slopes: 0-10%: 100 % of site 10-15%: % of site 15% or greater: % of site	
g. Are there any unique geologic features on the project site?  If Yes, describe:	☐ Yes <b>Z</b> No
h. Surface water features.  i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	□Yes <b>Z</b> No
ii. Do any wetlands or other waterbodies adjoin the project site?	□Yes <b>☑</b> No
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.  iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	□Yes <b>☑</b> No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:  Streams: Name Classification	
Lakes or Ponds: Name Classification Approximate Size	
<ul> <li>Wetland No. (if regulated by DEC)</li> <li>v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?</li> <li>If yes, name of impaired water body/bodies and basis for listing as impaired:</li> </ul>	☐Yes <b>Ø</b> No
	☐Yes <b>Z</b> No
i. Is the project site in a designated Floodway?	☐Yes \\ \text{No}
j. Is the project site in the 100-year Floodplain?  k. Is the project site in the 500-year Floodplain?	Yes No
I. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?	Yes \( \overline{V}\) No
If Yes:  i. Name of aquifer:	

m. Identify the predominant wildlife species that occupy or use the project site:  vacant not used parcel	
n. Does the project site contain a designated significant natural community?  If Yes:  i. Describe the habitat/community (composition, function, and basis for designation):	☐Yes <b>Z</b> No
<ul> <li>ii. Source(s) of description or evaluation:</li> <li>iii. Extent of community/habitat:</li> <li>Currently:</li> <li>Following completion of project as proposed:</li> <li>Gain or loss (indicate + or -):</li> </ul>	
<ul> <li>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened spec If Yes: <ol> <li>Species and listing (endangered or threatened);</li> </ol> </li> </ul>	ies?
<ul> <li>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?</li> <li>If Yes: <ul> <li>i. Species and listing:</li> </ul> </li> </ul>	☐Yes <b></b> ✓No
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  If yes, give a brief description of how the proposed action may affect that use:	☐Yes <b>Z</b> No
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  If Yes, provide county plus district name/number:	□Yes <b>Z</b> No
b. Are agricultural lands consisting of highly productive soils present?  i. If Yes: acreage(s) on project site?  ii. Source(s) of soil rating(s):	∐Yes <b>√</b> No
<ul> <li>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?</li> <li>If Yes: <ul> <li>i. Nature of the natural landmark:</li></ul></li></ul>	□Yes <b>√</b> No
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  If Yes:  i. CEA name:  ii. Basis for designation:  iii. Designating agency and date:	∏Yes <b>,</b> No

e. 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 Commiss Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places:	Yes No No sioner of the NYS Places?
i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District	
ii. Name:	
iii. Brief description of attributes on which listing is based:	
f. 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?	☐Yes <b>Z</b> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes:	☐Yes <b>Z</b> No
i. Describe possible resource(s):  ii. Basis for identification:	
h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  If Yes:	☐Yes <b>Z</b> No
<ul> <li>i. Identify resource:</li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail o etc.):</li> </ul>	r scenic byway,
etc.):  iii. Distance between project and resource: miles.	
<ul> <li>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?</li> <li>If Yes:</li> </ul>	☐ Yes  No
i. Identify the name of the river and its designation:  ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	Yes No
F. Additional Information Attach any additional information which may be needed to clarify your project.  If you have identified any adverse impacts which could be associated with your proposal, please describe those in measures which you propose to avoid or minimize them.	mpacts plus any
G. Verification I certify that the information provided is true to the best of my knowledge.  Applicant/Sponsor Name Thomas H. Shelberg, R.A. am ASCE Date July 06,2023	
Signature Title President DEL Resource -Applicant Rep	presentative

PRINT FORM

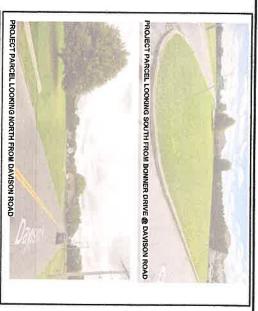
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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.I. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No

I .....

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



# PROJECT DESCRIPTION

he proposed project consists of a two story mixed-use of business space and off apartment units. The B-1 Neighborhood Business Zoned parcel is an and eveloped comer property adjacent to developed parcels.

joet raked use building (commercial business and living units) will use rian scale earth-kone materials, accent lighting, boutique style canopies mprehensive sign design program to intergrate the stroetscape and it eartheries with the storefront and loft apartment units above. The ut eartheries with the storefront and loft apartment units above. The glacade will utilized modern architectural exterial wall surfaces including material and color selection. The architecture will emphesize a creative with materials.

Sity of Lockport municipality is required to refer only the following actions to lagara County Planning Board pursuant to Inter-municipal to will be dealgried with sufficient on site parking and green space. Tree, s, ground cover plantings are proposed & designed on the property eter and building storefront accent planters.

on or amendment of a local comprehensive plan having ipal-wide effect

Adoption of amendment of a zoning ordinance or local law wing a municipal-wide effect Actions immediately adjacent to a municipal boundary Actions immediately adjacent to a state or county park Actions on corner lots on state or county highways

ore Site Plan Review, the mixed use project is required to recieve variance revokate based on a proposed building: (Use) Proposed Residential use (and Professional Offices) in a B-1 District (Area) Existing Lot Size & Depth in a B-1 District (Area) Proposed two story in a B-1 District

e Site Plan considers the following:

The project is compatible with the existing developments on Davison Road and jacent land uses including near municipal borders. The project traffic flow (characteristics are a minor impact and compatible with the pacity of existing infrastructure. The project will have low impact on county or state institutional uses and wernment buildings.

iand uses, population of lensity, relationship between residential and historic tity resources including natural, cultural, and historic unity and have low impact on community character naity, relationship between residential and

regional drainage systems including drainage infrastructure, drainage quality, coastal resources, natural and community resources, wetlands, will not be affected. The projects drainage will the grass stormwater detention drainage system using grass swales & reas to equal (or be less than) existing undeveloped drainage aystem.

ommunity facilities including educational facilities, local and county development policies as outlined in

> R-1 Zone BONNER ASPHALT PARKING (50' WIDE) 4 3 **(** 122.50 MAP & MEASURE HESO MARE A MEASURE Open SE 10 MIS DRIVE Two Story Mixed-Use Business- Residential 1,684 s.f. +/- 1 at Lavel 1,684 s.f. +/- 2 ad Lavel B-1 Zone 0000000 Zone Fair B-1 Zone ASPHALT 114.00 MAP & MEASURE ARC LENGTH = 31.42\*
> MAP & MEASURE R DAVISON ROAD (49.5' WIDE) R A Zone



120

2112

30%

Meximum Height (feet) (steries) 35 2.1/2

Minimum Front Yard (feet)

Minimum Side Yard (feet)

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		ZONING MAP LEGEND
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	-	
Project		Fight 21
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35% io.

350

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SITE PLAN	NO 1	DESCRIPTA	ON	DATE	
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	DRAWN BY:				4

ERED ART	URE OF DRAWINGS These occurrent and five controls These occurrent These occurrent These occurrent These occurrent These occurrent The Occurrent These

177 DAVISON ROAD @ BONNER DRIVE CITY OF LOCKPORT, NEW YORK 14094

Developer:
Hanan Samue!
PARAMOUNT HOSPITALITY, LLC
560 COLLEGE AVE NIAGARA FALLS NY 14305
hanan.samuel@icloud.com (716) 251-5917

BID SET X PERMIT SET FINAL



30' (North) and 30' (East)

and Coordinator: Brian S. Stiles Owner & General Mar Hitton Home Care 585-392-9404 (ofc) 585-747-4618 (mobile)

MINIMUM LOT AREA
ALLOWED:
PROPOSED: (Exist

dng Lot Size

20,000 sq. ft. 19,009 sq. ft.

20 ft. ( 1 Story ) 35 ft. ( 2 Stories

PROPOSED:

PROPOSED BUILDING FOOTPRINT
PROPOSED TOTAL BUILDING AREA (2 lavels)
-1 st Floor - Businese
-2 nd Floor - Residential
MAXIMUM BUILDING HEIGHT (STORIES)
ALLOWED:

PROJECT SIZE -EXTENT OF CONSTRUCTION (total grading and utility work perimeter lawn area at property line to remain undisturbed)

MINIMUM LOT DEPTH ALLOWED: (Exist

(Exis

dng Lot Depth)

150° 142.60°

14 g

MINIMUM LOT WIDTH
ALLOWED:
PROPOSED: (Existing Lot Width)

D E L resource

3,234 sq. ft. +/-3,368 sq. ft. +/- { Total -See Below } 1,664 sq. ft. +/-1,884 sq. ft. +/-

Thomas H. Shelberg, R.A. Architect - Consultant 183 Belhurst Drive Bullefu, New York 14150 710 - 983 - 1434 detresource@ver

BUILDING USE -PROPOSED

SITE -PARCEL SIZE

ZONING

CITY of LOCKPORT, NEW YORK - REQUIREMENTS

B-1 NEIGHBORHOOD BUSINESS (Ward 6) BUSINESS & RESIDENTIAL LIVING UNITS (MIXED

(19,009 S.F.+/-) 0.436 acres +/-

0.40 acres +/-

MIXED USE BUILDING PROJECT

PARKING
REQUIRED 1 for each 200 s.f. floor space
B+1 Districts 1 for each 200 s.f. floor space
Single- and two-family dwellings 1 for each dwelling unit \*\*
"" Outside wall dimension Gross Floor Area minus allowance of 1
mechanical space, & restrooms = 1,516 s.f. Net Floor Area

MINIMUM REAR YARD SETBACK \*\* ALLOWED : PROPOSED :

MINIMUM SIDE YARD SETBACK \*
ALLOWED ;
PROPOSED ;

10°

MINIMUM FRONT YARD SETBACK ALLOWED : PROPOSED :

PROVIDED NUMBER OF SPACES: (1,684 s.f. Business)
(2 Dwelling Units)
(2 guest)

Net Floor Area is defined by the 2020 International Building Code as: The actual occupied area not including unoccupied accessory areas such ramps, toilet rooms, mechanical rooms and closets.

FINAL FOR CONSTRUCTION

DATE: 6 JULY 2023

OCATION MAP

WARRING: It is a violation of Section (2005, Subcivision 2) of the New Yorks State Education Law (of arry person, unless sating under the decision of a Learnest Architect or Professional Enginest, to after in any way, the plane, specification or reports to which the seal of a Ucetocod Architect or Professional Engineer has been applied.

JOB NO. 2023-27

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intercover 15 feet, mide yants shall be e minimum no 20 feet or 1.2 the height of the sameture, whichever is greater intercover is the 11-18-2 and 11-4 block as 8-bl couply on the 8-3 feet and the 11-18-2 and 11-4 block as 8-bl couply on the 8-3 feet and the 11-block as 11-block as 8-bl couply on the 8-block and 11-block and 11-block as 11-block as 11-block as 11-block as 11-block and 11-block as 11

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DOCUMENT STATUS: PROGRESS NOT FOR CONSTRUCTION

MAXIMUM LOT COVERAGE (BUILDING)
ALLOWED:
PROPOSED:

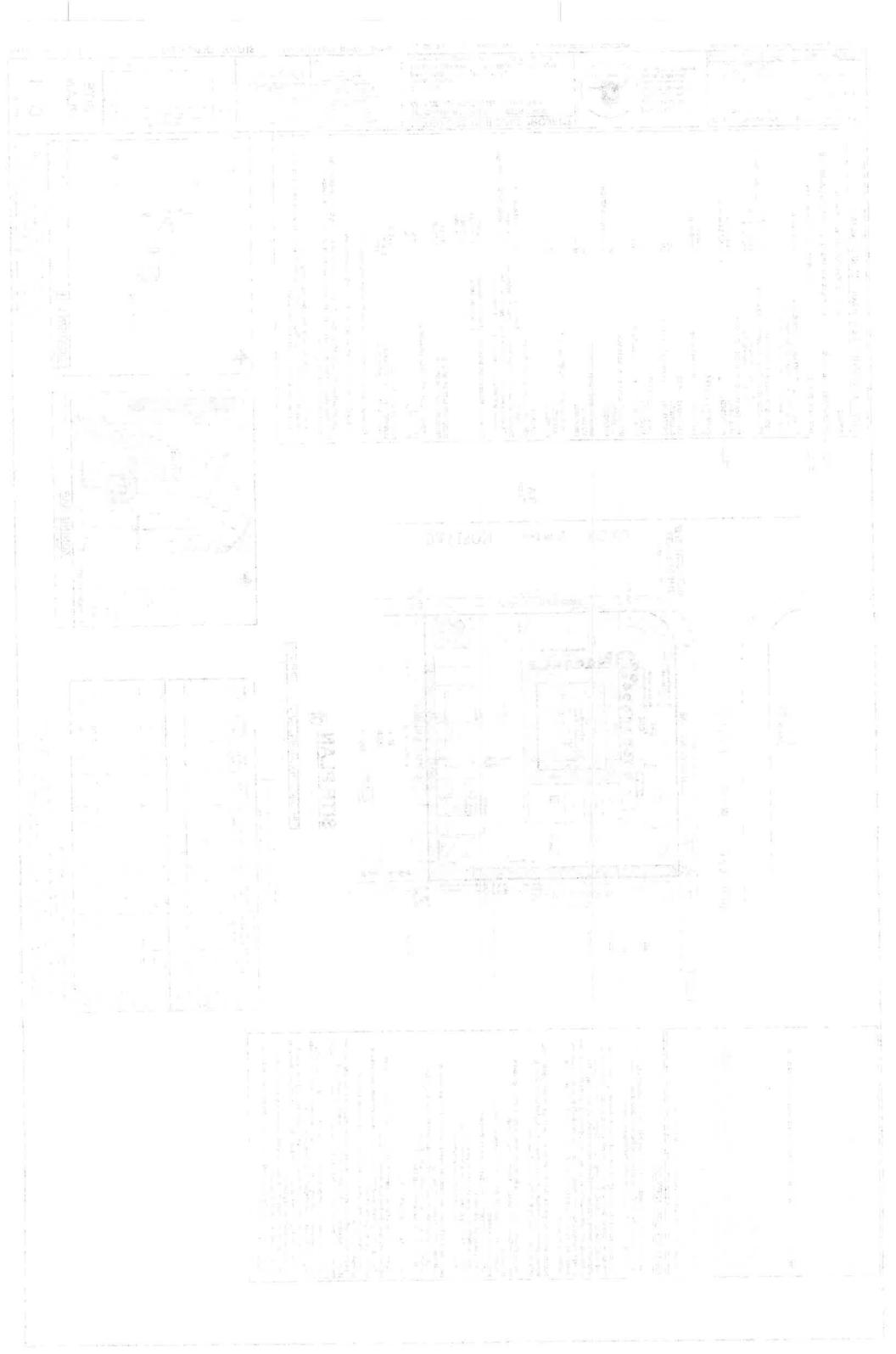
REQUIRED SIZE OF SPACE : PROVIDED SIZE OF SPACE :

GREENSPACE PROVIDED LANDSCAPED AREA REQUIRED LANDSCAPED AREA PROVIDED

The project parcel is a corner lot adjacent to existing developed lots.

The project parcel is a comer lot adjacent to existing developed lots.

CALCULATING PARKING REQUIREMENTS: For the purpose of applying the requirements for street parking and loading in the case of in a business district the requirements allow net uare footage of the building use.





#### NOTICE OF PUBLIC HEARING

Case No. 2300

July 10, 2023

Fax (716) 439-6605

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 87 Lindhurst Drive, New York, had been filed by James Battistoni.

The request is for a variance to erect a 4' x 10' awning over the front porch situated in an R-1 Zone.

Approval of the application was denied or withheld because the awning will be located 26.85' from the east property line.

The City of Lockport Zoning Ordinance required a minimum 40' front yard setback in an R-1 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on Tuesday July 25, 2023 at 5:00 P.M., at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attorney.

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

LOCKPORT ZONING BOARD OF APPEALS Megan Brewer

# CITY OF LOCKPORT, NEW YORK ZONING BOARD OF APPEALS APPLICATION

DALS APPLICATION	
AREA VARIANCE	
It is the responsibility of the applicant to complete this form in its entirety, including all required attachments, and as precisely as possible. Failure to submit a complete application may result in a delay in PROPERTY ADDRESS.	
PROPERTY ADDRESS: 87 Lindhast Dr.	
APPLICANT INFORMATION	
PHONE: Ausing ADDRESS: 2600 Wolden Are Cheek. NY 1805	
OWNER INFORMATION  E-MAIL:   STATE ZIP  CON  CITY STATE ZIP  CON  CON  CON  CON  CON  CON  CON  CO	
NAME: James Battistone ADDRESS: 87 Lindhurst D.  PHONE Lockput NY 14094  E-MAIL: battistone 7546@ roddrumer com  RELATIONSHIP OF APPLICANT TO PROPERTY:	
CONTRACT PURCHASER CONTRACTOR OTHER  ARCHITECT/ ENGINEER  LESSEE	
OFFICE AND ADDRESS OF THE PROPERTY OF THE PROP	
RECEIVED BY:  OFFICE USE ONLY  DATE. TIME RECEIVED:	
CHECK/MONEY ORDER#:	
AGENDA DATE:  DEADLINE DATE:	
COUNTY TAX MAP IDENTIFICATION NUMBER:	

	1 201 X h P JOD FORD
	Describes Non impact adjacent properties:  Joseph Joseph Properties:  Joseph Jo
- minim)	Describe how the requested variance was a Small impact adjacent properties:
ter of the larger neighbornood or	Describe how the requested variance will not alter the characters.
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	2/ 378 404
	15 Ac Card 100 400 100 100 100 100 100 100 100 100
- 12 Jook + pa	7 - 12 1 vert 5:7 -0 F3 F
- synt seni	reasonable use of the prefer
. Javd om 10	or the leatures to so the describe the leatures of
	a man minimum
t are num wat 10	condition the right-of-way cuting unough requiring variances of
erties within a larger neighborhood	Applications for area variances must be based on some extraorders, shallow condition inherent in the parcel (for example: exceptional narrowness, shallow condition must prohibit or unreasonably restrict the use of the land and/or built condition: A utility right-of-way cutting through the rear half of several properties, thereby requiring variances for condition: A utility right-of-way cutting through the rear half of several properties, thereby requiring variances for the integral of the partial properties.
wness, shape or area). This iding. One example of special	volleds, assurances in a some sound set as a service same sound set as a service set as a s
lesiest physical	CANADIAN CE STANDARDS (AREA VAICANOS)
and the same	Chinas of sest factions to antibility of the sestion of the sestio
snoits	Applications for use variances must by the owner. Furthermore, are pecial privilege of convenience sought by the owner. Furthermore, are predominantly building and must not generally apply to land throughout the neighborhood. An potentially have a case for a used variance is a corner store in a predominantly potentially have a case for a used variance is a corner store in a predominantly building has large plate glass windows, a parking lot and loading docks in the in building has large plate glass windows, a parking lot and loading soning regulations.
rear, it would be extremely costly	special principles and must not generally apply to fain a scorner store in a predominantly
ip must be productly that may a example of a property that may	Applications for use variances must be based on any the partient and parties and the hardship of the parties and the parties are parties and the parties and the parties are parties are parties are parties and the parties are parties and the parties are parti
able hardship, as opposed to a	VARIANCE STANDARDS (USE VARIANCE)  Applications for use variances must be based on alleviating a clearly demonstrated by the owner. Furthermore, the hardship and the owner. Furthermore, the hardship and the set of convenience sought by the owner.
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	DESCRIPTION OF PROPOSED MAINER JUNIA OUGH
- 19111V +	DESCRIPTION OF PROPOSED ACTION (Include specific description)
ed, hours, # of employees, etc.)	DESCRIPTION OF PROPOSED ACTION (include specific use propose
	1-127-11/11/
	1 6 1 6 1
- Cowor	BRIEF HISTORY OF PROPERTY (historic use of property, ownership his

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### APPLICATION ATTACHMENTS

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

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

Detailed site plan (10 copies)

Photographs of existing conditions

Property survey (10 copies)

## APPLICANT/OWNER AFFIRMATION

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

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

Signature (Applicant)

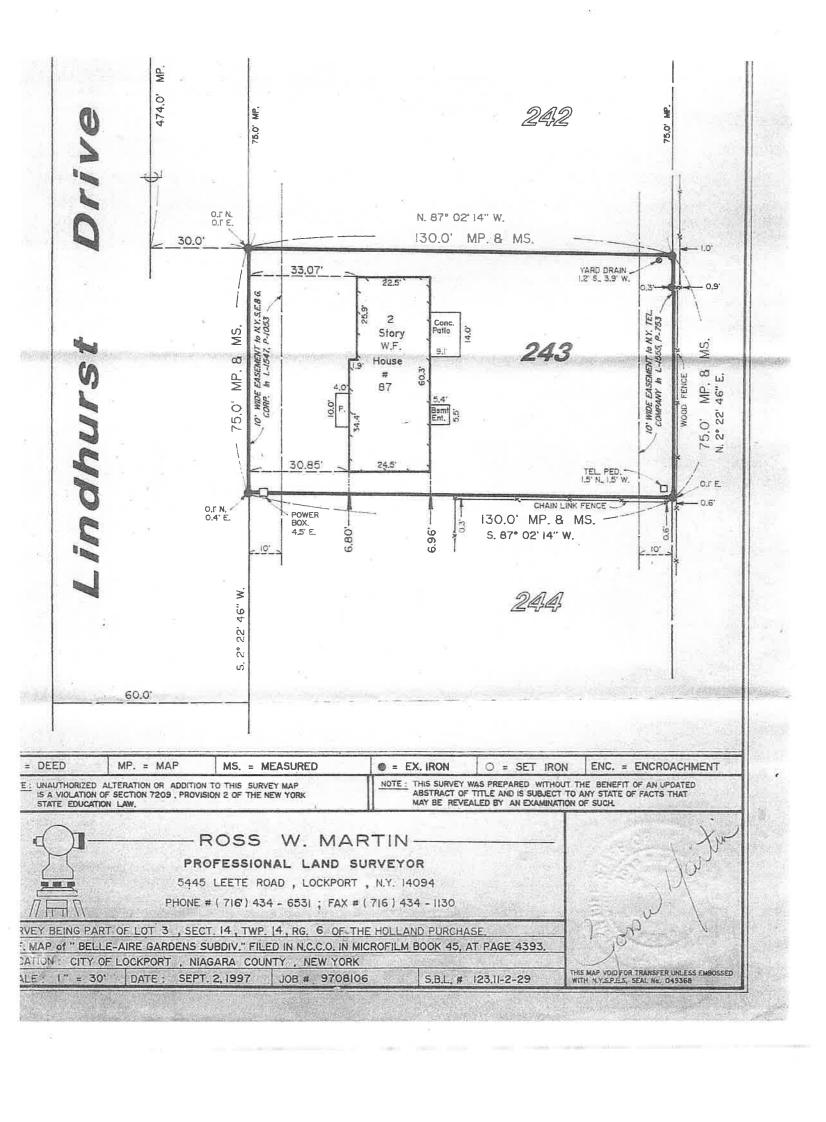
# IF APPLICANT IS NOT THE OWNER OF RECORD FOR SUBJECT PARCEL:

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

Signature (Owner)

Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 6:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

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





#### NOTICE OF PUBLIC HEARING

Case No. 2301

July 10, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 40 Rochester Street, New York, had been filed by Steven Brick.

The request is for a variance to install a 12' x 24' inground pool in the rear yard situated in an R-1 Zone.

Approval of the application was denied or withheld because the pool installation will increase the lot coverage to 32.4%

The City of Lockport Zoning Ordinance allows a maximum 20% lot coverage in an R-1 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday July 25, 2023 at 5:00 P.M.**, at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attorney.

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

LOCKPORT ZONING BOARD OF APPEALS Megan Brewer

### CITY OF LOCKPORT, NEW YORK ZONING BOARD OF APPEALS APPLICATION

X	AREA	VARIA	NCE
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**4** USE VARIANCE

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

PROPERTY ADDRESS: 40 ROCHESTER STMET					
APPLICANT INFORMATION					
NAME: STEVEN BRICK ADDRESS: 40 POCHESTER STAGET					
PHONE: 14094					
FAX: E-MAIL: SKBRICKO MSN. COM					
OWNER INFORMATION					
NAME: STEWEN LONGER ADDRESS: 40 POLITEGIES STIGET					
PHONE: LOCKEDIT, NY 14094					
FAX: E-MAIL: SKERTCK @ MSN.C.M					
RELATIONSHIP OF APPLICANT TO PROPERTY:					
CONTRACT PURCHASER CONTRACTOR OTHER					
ARCHITECT/ ENGINEER LESSEE					
RECEIVED BY: OFFICE USE ONLY DATE.TIME RECEIVED:					
FEE AMOUNT: CHECK/MONEY ORDER#:					
ZONING: FEE TRANSMITTAL DATE:					
AGENDA DATE: DEADLINE DATE:					
COLINTY TAY MAP IDENTIFICATION NUMBER.					

those particular property owners to construct new garages or sheds. limiting the buildable area of those properties, thereby requiring variances for rear and side yard setbacks for condition: A utility right-of-way cutting through the rear half of several properties within a larger neighborhood condition must prohibit or unreasonably restrict the use of the land and/or building. One example of special condition inherent in the parcel (for example: exceptional narrowness, shallowness, shape or area). This Applications for area variances must be based on some extraordinary topographic condition or other physical VARIANCE STANDARDS (AREA VARIANCE) to convert the building to residential uses to comply with existing zoning regulations. building has large plate glass windows, a parking lot and loading docks in the rear, it would be extremely costly potentially have a case for a used variance is a corner store in a predominantly residential neighborhood. If the building and must not generally apply to land throughout the neighborhood. An example of a property that may special privilege of convenience sought by the owner. Furthermore, the hardship must be peculiar to the land or Applications for use variances must be based on alleviating a clearly demonstrable hardship, as opposed to a VARIANCE STANDARDS (USE VARIANCE) INSTALL INCHAIND POOL - PARTEL ROOMS IS THE CONTINETON DESCRIPTION OF PROPOSED ACTION (include specific use proposed, hours, # of employees, etc.) SLACKE FAMILY MORE OWNED BY STEVEN BRICK SLUCE 1991. BRIEF HISTORY OF PROPERTY (historic use of property, ownership history, etc.)

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

THE POOL WILL BE CONTRATO WITHIN MY OUND PROUNT BUILDANCE THE WILL ALL COMPLETENT FERNOOF, THE WILL AND ALTERTHE impact adjacent properties: Describe how the requested variance will not alter the character of the larger neighborhood or THE PROPERTY ONE THE PROPERTY ONE THE

SYZAA TOAGUS 200 OWEDNERALISA 244-20 NEDA

#### APPLICATION ATTACHMENTS

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

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

 Detailed site plan (10 copies)

 Photographs of existing conditions

 Property survey (10 copies)

#### APPLICANT/OWNER AFFIRMATION

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

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

Signature (Applicant)

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

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

Signature (Owner)

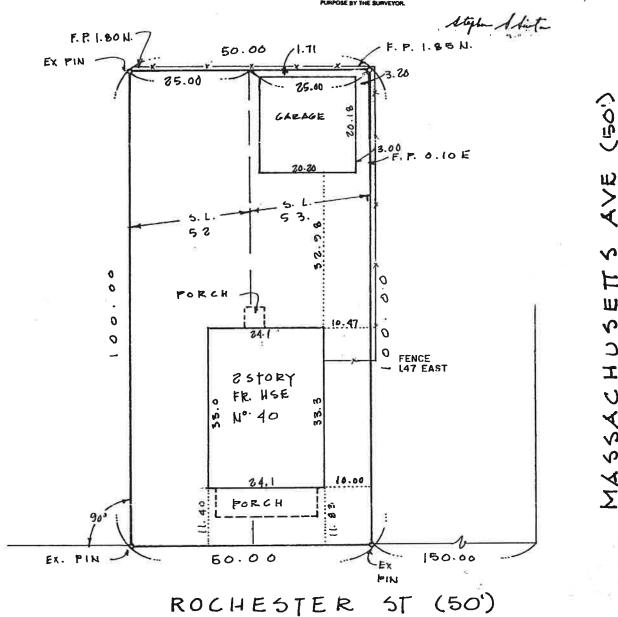
Regular meetings of the Zoning Board of Appeals are generally held on the 4<sup>th</sup> Tuesday of every month. The meetings are held at 6:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

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



FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF ROCHESTER its successors and/or assigns TICOR TITLE GUARANTEE COMPANY TICOR TITLE INSURANCE COMPANY

I CRATIFY TO THE ABOVE, THAT THIS SURVEY WAS PREPARED IN ACCORD WITH THE CODE OF PRACTICE ADDITED BY THE NEW YORK STATE ASSOCIATION OF LAND SURVEYORS, THIS SURVEY IS SO CRATIFIED DURANG THE PERIOD THAT THE CURPANTLY ISSUED THIS INSURING POLICY IS IN EFFECT, NO CRATIFICATION, WHATSOEVER, IS EXTREMOLED TO SURSEQUENT OWNERS, MONIFICACES, ON TILLE WASHINGS, UNKESS THIS SURVEY HAS BEEN RESURVEYED AND REQUISED FOR THIS.



MAP REF:

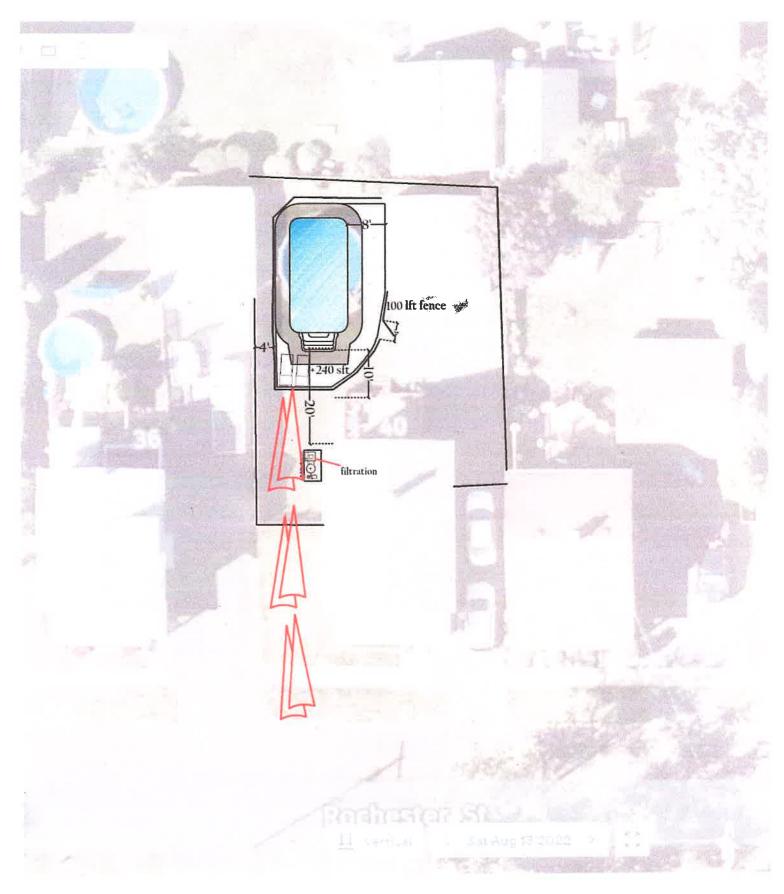
FILED IN W.C.C.O.
UNDER COVER N°
185, NOW IN BE.
11 OF MFM'S AT
P65 1039 AND
1040.

#### STEPHEN S. SUITA & ASSOCIATES ©

Developers ● Surveyors ● Planners ● Architects

2808 Niagara Falls Blvd., Niagara Falls, NY 14304 Phone (716) 694-6103

NOTE 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 Date XUGUST 29, 1989 Survey of 6VBLOTS 58 & Resurvey Range Section Township Part of lot Scale 1"= 20 1 CMD MARCH 25,1991 City of LOCK PORT Town of Job. No. 89698 **New York** TM 109.50-3-73 County of NIAGARA



Scale: 1/20" = 1 ft



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### NOTICE OF PUBLIC HEARING

Case No. 2302

July 10, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 215 Davison Rd, New York, had been filed by JKU, LLC.

The request is for a variance to erect a 3,146 s.f. addition to the north side of the building situation in a B-1 Zone.

Approval of the application was denied or withheld because the addition will increase the lot coverage to 35%, the addition will be located 17.08' from the north property line and there will be parking spaces available.

The City of Lockport Zoning Ordinance allows a maximum 30% lot coverage in a B-1 Zone. The City of Lockport Zoning Ordinance Section 190.90 requires a 20' rear yard setback. The City of Lockport Zoning Ordinance Section 190-111 requires the retail space to have 61 parking spaces.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday July 25**, **2023 at 5:00 P.M.**, at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attorney.

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

LOCKPORT ZONING BOARD OF APPEALS Megan Brewer

## CITY OF LOCKPORT, NEW YORK ZONING BOARD OF APPEALS APPLICATION

X AREA VARIANCE	USE VARIANCE
attachments, and as precisely as possible. Fo	uplete this form in its entirety, including all required tilure to submit a complete application may result in a delay in agenda or a delayed decision from the Zoning Board:
PROPERTY ADDRESS: 215	Davison Rd. and 789 Walnutst.
APPLICANT INFORMATION	- Apex Consulting Survey Engineer My Sensie / ADDRESS: 215 Pavison Rd.
NAME: Spulding Hardware	ADDRESS: 215 Pavison Rd.
PHONE: (7/6)	Lockport, NY 14094
FAX: (716) 433-76	Lockport, NY 14094  CITY STATE ZIP  Kilty@Spaldingacehondware.com
OWNER INFORMATION	
NAME: Spalding Hardware	ADDRESS: 215 Davison Rd.  Lockport, 1414094  E-MAIL: Kitty @ Spalding acchardware.com
PHONE:	Lockport, x/4/4094
FAX:	E-MAIL: Kity @ spalding acehardware.com
RELATIONSHIP OF APPLICANT TO PRO	OPERTY: Same
CONTRACT PURCHASER	CONTRACTOR OTHER
ARCHITECT/ ENGINEER	LESSEE
	PFICE USE ONLY
RECEIVED BY:	DATE.TIME RECEIVED:
FEE AMOUNT:	CHECK/MONEY ORDER#:
ZONING:	FEE TRANSMITTAL DATE:
AGENDA DATE:	DEADLINE DATE:
COUNTY TAX MAP IDENTIFICATION I	NUMBER:

BRIEF HISTORY OF PROPERTY (historic use of property, ownership history, etc.)
215 Davison Rd. has been the location of Spalding/fordware
Store for over 65tears. Ulrich Family has owned it since 1956. 789 Walnut St. has been owned by Family for over 30 years
DESCRIPTION OF PROPOSED ACTION (include specific use proposed, hours, # of employees, etc.)
The addition willbe used for retail Merchandise store expansion and reconfiguration. Other business location Standish Jones was recently sold therefore additional store area required.
VARIANCE STANDARDS (USE VARIANCE)
Applications for use variances must be based on alleviating a clearly demonstrable hardship, as opposed to a special privilege of convenience sought by the owner. Furthermore, the hardship must be peculiar to the land or building and must not generally apply to land throughout the neighborhood. An example of a property that may potentially have a case for a used variance is a corner store in a predominantly residential neighborhood. If the building has large plate glass windows, a parking lot and loading docks in the rear, it would be extremely costly to convert the building to residential uses to comply with existing zoning regulations.
VARIANCE STANDARDS (AREA VARIANCE)
Applications for area variances must be based on some extraordinary topographic condition or other physical condition inherent in the parcel (for example: exceptional narrowness, shallowness, shape or area). This condition must prohibit or unreasonably restrict the use of the land and/or building. One example of special condition: A utility right-of-way cutting through the rear half of several properties within a larger neighborhood limiting the buildable area of those properties, thereby requiring variances for rear and side yard setbacks for those particular property owners to construct new garages or sheds.
DESCRIPTION OF HARDSHIP (describe the features or conditions of the property that restrict reasonable use of the property under current zoning regulations)  • Requiesting 2 Area Variances (2 of Coverage and Parking)  Per Ordinance Lof Coverage Mox. 30% requesting 35% with  addition endvenied of existing house. Existing parkinglet has  335paces which is the same number available since 1996.  Required with 12,2005F retail space 1361. The adjacent properties are all roned R1 so additional fand not available to expand  Parking 1st or area available for 1st coverage adjustment
Describe how the requested variance will not alter the character of the larger neighborhood or
impact adjacent properties:  - 12x15tmg parking lot 38 spaces has existed since 1996 Addition and parking lot reconfiguration so existing for so existing from the preaddition adds 25% more space but existing from 15 to be removed so net change is only 2000st or 15% overall. The overall character change is minimal due to the minor additions outlding area.

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## APPLICATION ATTACHMENTS

To ensure appropriate and timely review of the application, please provide the following additional locumentation in support of the application. Failure to provide all of the applicable materials listed below may esult in a delay in scheduling the application for review by the Zoning Board of Appeals.
\$150 application fee (cash or checks payable to the City of Lockport)
Detailed site plan (10 copies)
Photographs of existing conditions
Property survey (10 copies)
APPLICANT/OWNER AFFIRMATION

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

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



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

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



Regular meetings of the Zoning Board of Appeals are generally held on the 4<sup>th</sup> Tuesday of every month. The meetings are held at 6:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

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

## 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:				
Spalding Hardware 3146SF Store Addlition  Project Location (describe, and attach a location map):				
The state of the s				
215 Davison Rd. & 789 WalnutSt. Lockport, NY Brief Description of Proposed Action:  3146 SF, Store Addition to existing Ace Hardware				
Brief Description of Proposed Action:  1 2011 - E to B Addition to existing Ace Hardware				
Patilstre				
* Removal of existing structure on 784Walnutst.				
Retail Store Retail Store Removal of existing structure on 789 Walnut St. Misc. Site work (grading).				
Name of Applicant or Sponsor: Telephone: 433 -8155				
Spalding Hardware E-Mail: Kitty @ Spalding ace hardware	d 61 a			
Address:	e Cinn			
215 Davison Road				
City/PO: State: Zip Code:				
Lockport NY 14094				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?				
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that   🗸				
may be affected in the municipality and proceed to Part 2. If no, continue to question 2.				
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?  NO YES  If You list account to approval.				
If Yes, list agency(s) name and permit or approval:				
1.0/0				
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. 070 acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)				
Forest Agriculture Aquatic Other (specify):				
<b>⊠</b> Parkland				

5. Is the proposed action,	NO	YES.	N/A
a. A permitted use under the zoning regulations?		V,	
b. Consistent with the adopted comprehensive plan?		V	
6. Is the proposed action consistent with the predominant character of the existing built or natural		NO	YES
landscape?			V
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental A	rea?	NO	YES
If Yes, identify:			
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			
b. Are public transportation service(s) available at or near the site of the proposed action?		<u>V</u>	=
b. Are public transportation service(s) available at or field the site of the proposed action.		V,	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	tion?	$\checkmark$	
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:	th	П	
Building Design Systems WIN comply will comply will			
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water: Existing Source of	2)		
in No, describe method for providing potable water.			Ш
		NO	YES
11. Will the proposed action connect to existing wastewater utilities?	, ,	110	165
If No, describe method for providing wastewater treatment: Existing Sourice	e to		
Ne Partie	_		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places?		$\vee$	Щ
b. Is the proposed action located in an archeological sensitive area?		V	Ш
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, conta	in	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?		V	Ш
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody	?	V	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check	all that	apply:	li
Shoreline Forest Agricultural/grasslands Early mid-success	sional	11.	
── Wetland ☐ Urban ☑ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	YES
by the State or Federal government as threatened or endangered?		V	
16. Is the project site located in the 100 year flood plain?		NO /	YES
10. Is the project she focuted in the 100 year 2000 p			
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
If Yes.			V
a. Will storm water discharges flow to adjacent properties?			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)	ins)?		
If Yes, briefly describe:	istmi		
If Yes, briefly describe: NO MYES Roof dranage will be connected to ex Catchbasin on property			

18.	Does the proposed action include construction or other activities that result in the impoundment of	İ	NO	YES
	water or other liquids (e.g. retention pond, waste lagoon, dam)?			
If Y	es, explain purpose and size:			ł.—.
19	Has the site of the proposed action or an adjoining property been the location of an active or close	d	NO	YES
	solid waste management facility?			2
	· · · · · · · · · · · · · · · · · · ·		/	
11 I	res, describe:		V	
_			=====	n ====================================
_			NO	MEC
	Has the site of the proposed action or an adjoining property been the subject of remediation (ongo	ing or	NO	YES
	completed) for hazardous waste?			ľ-
II Y	es, describe:		V	
_				100
-	The state of the s	O THE I	NECT C	TEL BASIC
IA	FFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE T	DITHE	SEST C	)F IVI Y
KN	OWLEDGE TAPEX CONSCITING STORY BEINGHARE ING SER	,	_	_
App	plicant/sponsor name: Timothy W. Atlington NE Date: 6/2	8/2	023	
Sic	FFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO OWLEDGE Apex Consulting Survey Longraeuring Ser policant/sponsor name: Timothy W. Afington No Date: 6/2 nature: Timothy W. Afington No Date: 6/2	/		
J15				
Pai	t 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Ans	wer all of	the foll	owing
que	stions in Part 2 using the information contained in Part 1 and other materials submitted by the pro	ject spons	or or	142
oth	erwise available to the reviewer. When answering the questions the reviewer should be guided by	the conce	ept "Ha	ve my
res	ponses been reasonable considering the scale and context of the proposed action?"			
	8	No, or	Mo	derate
		small		large
		impact	in	ıpact
		may		nay
		occur	0	ccur
1,	Will the proposed action create a material conflict with an adopted land use plan or zoning			
	regulations?			
2.	Will the proposed action result in a change in the use or intensity of use of land?			
۷.	Will the proposed action result in a change in the acc of intensity of acc of final	Щ		
3.	Will the proposed action impair the character or quality of the existing community?			
٥.	Will the proposed decion impair the endadases of quarky of the same year.			
4.	Will the proposed action have an impact on the environmental characteristics that caused the		i	
4.	establishment of a Critical Environmental Area (CEA)?			
			_	
5,	Will the proposed action result in an adverse change in the existing level of traffic or			
	affect existing infrastructure for mass transit, biking or walkway?			<del> !</del>
6.	Will the proposed action cause an increase in the use of energy and it fails to incorporate			
٠.	reasonably available energy conservation or renewable energy opportunities?			
7	Will the proposed action impact existing:			
7.	a. public / private water supplies?			
	• •			
	b. public / private wastewater treatment utilities?			
8.	Will the proposed action impair the character or quality of important historic, archaeological,			
σ,	architectural or aesthetic resources?			
_				
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands,			
	waterbodies, groundwater, air quality, flora and fauna)?	88 - 38		

•	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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 documentathat 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 documentathat the proposed action will not result in any significant adverse environmental impacts.				
Name of Lead Agency	Date			
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer			
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)			

PRINT

Page 4 of 4

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City of Lockport

## SITE PLAN REVIEW/ZONING REFERRAL FORM



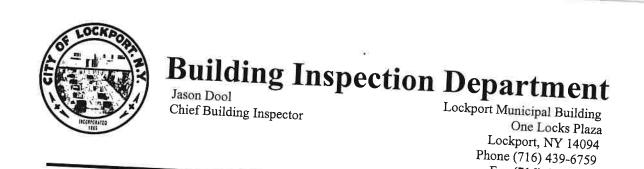
Niagara County Planning Board Vantage Center – Suite One 6311 Inducon Corporate Drive Sanborn, NY 14132

For Use By NCPB
Received
Case No.
Returned

REFERRING MUNICIPALITY	Cityof Lockport		
Referring Officer: Just Dec	Title: 5.	おいけん	in Inspector
Referring Officer: Juan Dec Telephone: (716) 439-675	1 (7,6) 1 (439-6754 Fax Nymber:	G16).	139-6605
Mailing Address: One Local	ks Plaza Lock	port, A	N 14094
Signature:	Date: '7	July 5	2023
Public Hearing Date: 7/25/2023 & 3/	7 Time: 5PM Location: L	ockport	City Hall
** Please note, the NCPB recomme			
APPLICANT: Spalding 1-1 Address or Location of Proposal: 2	tardware pr	none:	116) 433-8155
Address or Location of Proposal:	215 Davison Rd & 7	89 W	alnutst. Leekpart
Size of Parcel: 1.0/Az.  Proposed Use: 3,146 SF	Existing Zoning:Bi	cleighton	hood Business
Proposed Use: 3,146 SF	Addition		s
** If applicant would like a copy of th			
PROPOSED ACTION (check all the	at apply) *		
Area Variance	☐ Zoning Text		Comprehensive
☐ Use Variance	Amendment		Plan
Special Permit	☐ Zoning Map		Other
	Amendment		9
Site Plan			_
Review	☐ New Zoning		
	Ordinance		2

<sup>\*</sup> Applicants should contact the Niagara County Department of Economic Development at (716) 278-8750 to see if a representative should be present at the meeting to answer questions.

	forwarded to your office for review in compliance with Sections 239-1 and 239-m of Article rk State's General Municipal Law. The property affected is within 500 feet of the boundary hat apply):
	City, Town, Village
口	State or County Land with Public Building
溷	Existing or Proposed Park or Recreation Area
	Existing or Proposed State of County Parkway, Road or Highway, or County-
	owned Drainage Channel.
	Farm operation located in an Agricultural District (except for area variances)
DEADLINE	
preceding the	d referrals must be received by close of business on Friday, six business days e 3 <sup>rd</sup> Monday of each month. LATE REFERRALS WILL BE REVIEWED AGARA COUNTY PLANNING BOARD THE FOLLOWING MONTH.
REQUIRED	ENCLOSURES
decision. The	County Planning Board requires adequate information upon which to make its e zoning referral form will not be accepted unless all the following information is ease check that all items are included):
☐ Adequ	nate written description of proposal
bound parkin	n Plan, Survey, Plats or Site Plans of the property affected showing: property laries, any existing and proposed structures, landscaping, traffic access patterns, ag arrangements, walls, fences or other buffers, existing and proposed signs.
<b>ĕ</b> SEQR	Environmental Assessment Form (EAF)
For ve	rea Variances Lot Coverage 35 love 30%  Parking Spaces 38 existing Vs. 60 required
NCPB A	CTION Case No
	gara County Planning Board has reviewed the proposal(s) and makes the g recommendations and comments:



NOTICE OF PUBLIC HEARING

Case No. 2303

July 10, 2023

Fax (716) 439-6605

«AddressBlock»

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 327 High Street, New York, had been filed by Chase Commons, LLC.

The request is for a variance to amend Variance Case No. 2288 by increasing the total amounts of units to 51 with 26 efficiency units under 600 square feet situated in an

Approval of the application was denied or withheld because multi-unit dwellings are not a permitted use in an R-1 Zone and 26 of the units will be under 600 square feet.

The City of Lockport Zoning Ordinance allows multi-unit dwellings in R-3, B-2, B-3 and B-4 zones and requires a dwelling unit to have a minimum 600 square feet of living space.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday July 25, 2023 at 5:00 P.M.**, at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attornev.

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

LOCKPORT ZONING BOARD OF APPEALS Megan Brewer

# CITY OF LOCKPORT, NEW YORK ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE	2	1-	_ USE VARIANO	E
It is the responsibility of the applicant to attachments, and as precisely as possible being placed on a Zoning Board of Appe	complete this form in e. Failure to submit a als agenda or a delay	i its entirety, incl complete applica ed decision from	uding all required	
PROPERTY ADDRESS:30	5-327	High S	/	
APPLICANT INFORMATION	,	1		_
NAME: Chase Commons	ADDRESS:	852	- Porter 6	1
PHONE: (S)		Dagara	Falls 114	<u>11:</u> 111:
FAX:	E-MAIL:	CHY	STATE ZIP	( <u>7</u> ) (2) h
OWNER INFORMATION				2
NAME: Deminic Massaro	_ ADDRESS: _	8525	Porter Pd	,
PHONE:		Niceara A	The 114 14	-
FAX:	E-MAIL:	<u> </u> EITY	STATE ZIP	<u> </u>
RELATIONSHIP OF APPLICANT TO PR	OPERTY:			J.
CONTRACT PURCHASER	CONTRAC	CTOR	$\times$ OTHER	
ARCHITECT/ ENGINEER	_	LESSEE		
	FFICE LIGHT ON		THE HIS WALL AND A TRANSPORT	atra const
	DATE.TIME REC	LY CEIVED:		
FEE AMOUNT:	CHECK/MONEY	ORDER#:		i::
ZONING:	FEE TRANSMIT	ΓAL DATE:		E)
AGENDA DATE:	DEADLINE DATE	3:		
COUNTY TAX MAP IDENTIFICATION N	UMBER:			==





## APPLICATION ATTACHMENTS

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

	\$150 application fee (cash or checks payable to the City of Lockport)
	Detailed site plan (10 copies)
	Photographs of existing conditions
	Property survey (10 copies)
APPLI	CANT/OWNER AFFIRMATION

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

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

Signature (Applicant)

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

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

Signature (Owner)

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

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

## **City of Lockport Zoning Board of Appeals Application**

#### **Applicant Responses:**

**Brief History of Property:** Since at least 1959, 305-327 High Street has operated as an assisted living facility. Known as the Presbyterian Home, the 4.5acre parcel (consisting of four interconnected buildings) comprises nearly 40,000 square feet of space. Two of the buildings (the Chase-Crowley-Keep House and the Chase-Hubbard-Williams House), built in the 1850's and 1870's respectively, are on the National Register of Historic Places. Chase Commons, LLC. purchased the property from Beechwood Homes in April of 2023.

Description of Proposed Action: Chase Commons, LLC. is proposing to convert the property into a market-rate apartment operation. Internal conversions of preexisting individual dwelling units will take place across all four buildings. We now anticipate this conversion to yield a total of 51 rental units, which will include a mix of studio, 1-bedrooom, and 2-bedroom apartments. The conversion should take approximately 15 to 18 months and will be completed in two phases. The first phase will encompass the "New House" and "New Cottage" buildings and will yield 29 units. The second phase will encompass the "Keep" and "Williams" houses and will yield an estimated 22 units. Upon completion of both phases, leasing and property management services at the property should employ approximately 10 people.

Description of Hardship (Area Variance): At the December 21, 2022 meeting of the City of Lockport Zoning Board of Appeals, in regards to Case No. 2288, a resolution allowing a 50-unit apartment house, inclusive of 12 efficiency units smaller than 600sqft, at 305-327 High Street was adopted. Chase Commons, LLC. is now requesting an Area Variance to include 26 efficiency units in its 51-unit redevelopment plan of 305-327 High Street. The efficiency units will range in size between 405 and 590 square feet. At the present time, the City of Lockport Building Code stipulates a minimum rental dwelling size of 600sqft. The "New Cottage" building currently has a floorplate with 28 predefined dwelling units measuring approximately 400sqft, complete with a bedroom, full bathroom, and living area. We are proposing to keep 12 of these preexisting dwelling units intact, thereby substantially reducing the overall cost of the conversion. If we were to combine all the "New Cottage" preexisting units into larger units (at least 600sqft) the conversion costs, due to the added demolition and repair, would be prohibitive and render our redevelopment efforts financially unviable. As part of the overall conversion plan, we are currently projecting an additional 14 units, across all four buildings, to measure slightly under the 600sqft threshold.

Having developed efficiency units at other properties in the past, we can attest to the ready demand for this type of rental product. Certain tenants don't need (or want) much personal living space. Their busy lives require them to be away from their apartments often. These tenants also typically take advantage of a property's common amenities (i.e., fitness facilities, clubhouses, game rooms, etc.), which limits their need/desire to remain in their individual units for extended periods of time. Chase Commons hopes to accommodate this market trend in rental housing by offering a certain number of efficiency units along with an adequate number of common amenities for our tenants to enjoy.

Since Case No. 2288 was considered in December of 2022, our architects have determined that one additional unit can be attained through the conversion. Chase Commons would obviously like to

endeavor to bring this one additional unit to market as it makes the overall project that much more scalable. We can now potentially amortize our costs over one additional unit.

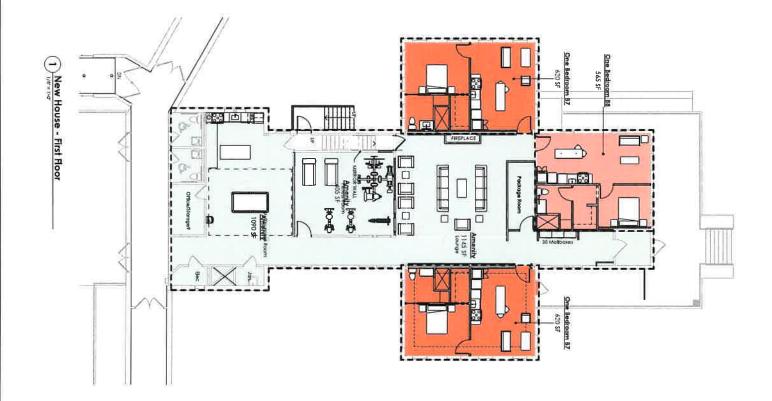
The requested Area Variance to configure and rent individual dwellings units under 600sqft should not alter the character of the larger neighborhood or impact adjacent properties since these units will be confined to the existing building footprints. Also, the additional one unit (bringing the total unit count to 51) from our previous application will not negatively impact the surrounding properties. The property previously housed a 52-bed assisted living facility. No changes to the property's exterior will result from the granting of the Area Variance.

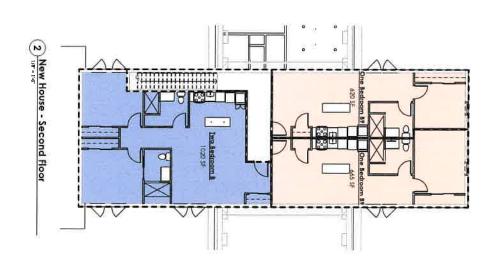
KEEP HOUSE Key Plan **NEW HOUSE** NEW CO OTTAGE WILLIAMS HOUSE ELEV8 Archifecture
15 coebiorisms ci
Octosel Park, NY 14127
445 Rocky Mouth lane
Dropes, UT 4420
044 843 5348 Chase Commons Redevelopment P-000 PERMIT SET Chase Commons, LLC 327 High Street Lockport, NY 14094

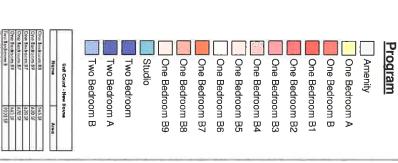
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			VI.	

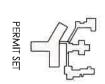
7/3/2023 2:53:05 PM Aulodeix Docs://155.02 327 High Street/327 






Sheel Number: 155
Sheel Number:
P-002





Chase Commons Redevelopment

Chase Commons, LLC 327 High Street Lockport, NY 14094





15 Cobbledone Ct Orchard Park, NY 14127 545 Boday Mouth Laver Draper, UT 84020 888 883 5368



