# Building Inspection Department

Jason Dool
Chief Building Inspector

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

September 22, 2023

Megan Brewer

REGULAR MEETING

Please be advised that there is one (1) item on the agenda for the regularly scheduled meeting of the Planning Board to be held **Monday, October 2, 2023** at 5:00 P.M.

1. Community Health Center of Buffalo, Inc. 100 Main Street. Request to demolish the existing teller building and canopy and install a 9-space parking area situated in a B-2 Zone.

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

NAME OF PROPERTY: Comm Health Center of Bflo Inc. PH

NAME OF APPLICANT: Community Health Center of Buffalo, Inc. PH

EMAIL ADDRESS: Jonathan Mohr, CFO <JMohr@chcb.net>

ADDRESS OR LOCATION OF PROPOSAL: 100 Main Street, Lockport,

SIZE OF PARCEL OR STRUCTURE: .24 acres

EXISTING ZONING: B2 - Central Business District

**PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APP**

Site Plan Review x Special Use Permit ____ Home Occup

Alteration to existing building x Rezoning ____

PROPOSED REQUEST

Requesting to add new parking at existing drive though teller area. Existing te
will be removed to accommodate 9 new parking spots. Existing curb cut on Lo
the curb cut along Heritage court will be moved to the east.

REQUIRED ENCLOSURES:

In order to provide the City Planning Board with adequate inform
its decision, this application will not be heard unless the followin
submitted ten (10) days prior to the meeting by no later than 1 p.n

1. Adequate description of proposal.

2. Survey of property affected, together with a Plot Plan whi
nearest intersection, proposed physical layout of the prope
existing or proposed structures, traffic access patterns, par
walls, fences or other buffers and signs.

'S SIGNATURE LaVonne Ansari LA VONNE ANSARI

ATURE LaVonne Ansari

**YOU OR A REPRESENTATIVE ARE TO BE PRESENT**
**NG TO PRESENT YOUR PROJECT TO THE BOARD.**

100 application, $50 yearly renewal
00 application, $50 yearly renewal
building- $25
0 per half acre (whichever is greater)
200

# *Short Environmental Assessment Form*
## *Part 1 - Project Information*

**Instructions for Completing**

**Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

**Part 1 – Project and Sponsor Information**

Name of Action or Project:
CHCL

Project Location (describe, and attach a location map):
100 Main Street Lockport, NY

Brief Description of Proposed Action:
This project includes the demolition of an existing drive-up teller building and driveway and construction of a nine space parking lot including one ADA accessible space.

| Name of Applicant or Sponsor: | Telephone: 716-955-3014 |
|---|---|
| Victor O'Brien, P.E C&S Engineers, inc. | E-Mail: vobrien@cscos.com |

Address:
141 Elm Street, Suite 100

| City/PO: | State: | Zip Code: |
|---|---|---|
| Buffalo | NY | 14203 |

| | NO | YES |
|---|---|---|
| 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 government Agency? If Yes, list agency(s) name and permit or approval: City Planning Board Approval | ☐ | ☑ |

3. a. Total acreage of the site of the proposed action? 0.25 acres
   b. Total acreage to be physically disturbed? 0.12 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.25 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | ☐ | ☑ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ☑ |

| | NO | YES |
|---|---|---|
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | | |
| If Yes, identify: _____ | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | ☑ | ☐ |
| b. Are public transportation services available at or near the site of the proposed action? | ☐ | ☑ |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | ☐ | ☑ |

| | NO | YES |
|---|---|---|
| 9. Does the proposed action meet or exceed the state energy code requirements? | | |
| If the proposed action will exceed requirements, describe design features and technologies: | | |
| Not applicable-parking lot. | ☐ | ☑ |

| | NO | YES |
|---|---|---|
| 10. Will the proposed action connect to an existing public/private water supply? | | |
| If No, describe method for providing potable water: | | |
| Parking lot. No new water supply is proposed. | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 11. Will the proposed action connect to existing wastewater utilities? | | |
| If No, describe method for providing wastewater treatment: | | |
| Parking lot. No new sewer supply is proposed. | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | ☐ | ☑ |
| Site is not eligible | | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | ☐ | ☑ |

| | NO | YES |
|---|---|---|
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | ☐ | ☑ |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | ☑ | ☐ |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | | |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | ☑ | ☐ |
| 16. Is the project site located in the 100-year flood plan? | ☑ | ☐ |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | ☑ | ☐ |
| If Yes, | | |
| a. Will storm water discharges flow to adjacent properties? | ☑ | ☐ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | ☐ | ☑ |
| If Yes, briefly describe: | | |
| Drainage patterns will not change. Runoff will be directed to existing enclosed drainage system. | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? | ☑ | ☐ |
| If Yes, explain the purpose and size of the impoundment: | | |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? | ☑ | ☐ |
| If Yes, describe: | | |
| 20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? | ☐ | ☑ |
| If Yes, describe: | | |
| After review of NYSDEC Site Remediation Database, this project should not be affected. | | |

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Victor O'Brien, P.E. - Civil Engineer Date: 09-21-2023

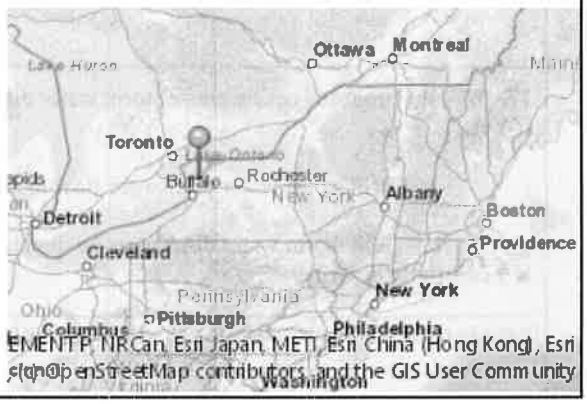
Signature: Victor O'Brien Title: Department Manager

**PRINT FORM**

# EAF Mapper Summary Report

Wednesday, June 29, 2022 8:51 AM

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




| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | Yes |
| Part 1 / Question 12b [Archeological Sites] | Yes |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | No |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | Yes |

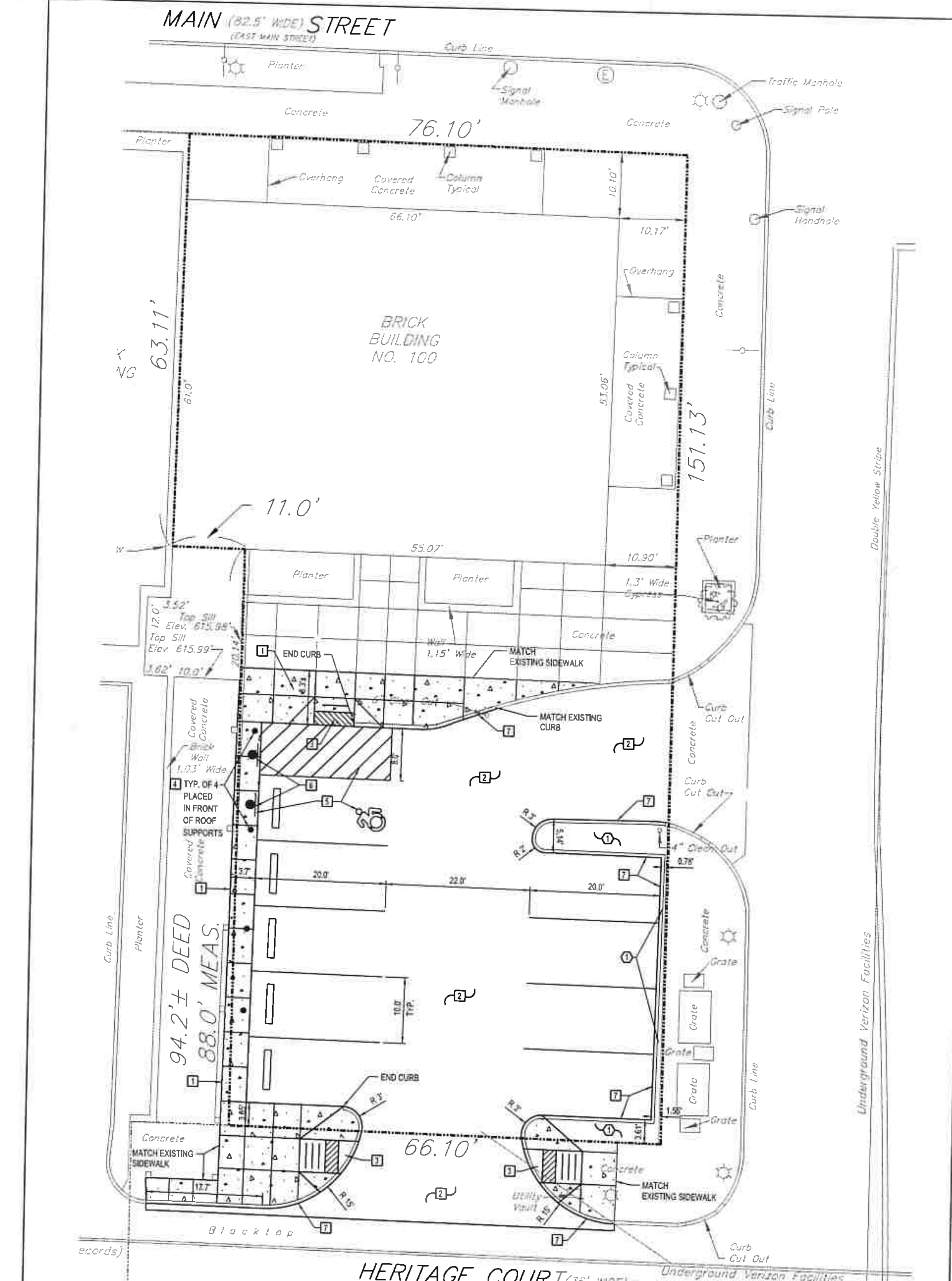
## DEMOLITION PLAN
SCALE: 1"=10'

## DEMOLITION PLAN LEGEND

- CONCRETE SIDEWALK/ASPHALT PAVEMENT TO BE REMOVED
- SAW CUT LINE

## DEMOLITION PLAN NOTES

1. CONTRACTOR TO REMOVE & DISPOSE OF ALL ITEMS INDICATED & ANY ITEMS INCIDENTAL TO THE CONSTRUCTION AS REQUIRED.
2. CONTRACTOR SHALL PROTECT/PRESERVE ALL EXISTING ITEMS TO REMAIN, INCLUDING, BUT NOT LIMITED TO BUILDINGS, PAVEMENT, OVERHEAD & BURIED UTILITIES, TREES LANDSCAPING, ETC. DAMAGE TO ITEMS SCHEDULED TO REMAIN SHALL BE REPAIRED OR REPLANTED AT NO ADDITIONAL COST TO THE OWNER.
3. UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL HAVE ALL UNDER-GROUND FACILITIES LOCATED AND MARKED PRIOR TO EXCAVATION/DEMOLITION/CONSTRUCTION.
4. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL MATERIALS/DEBRIS REMOVED FROM THE SITE.
5. THIS PLAN IS PREPARED FROM A SURVEY SHOWING KNOWN SURFACE FEATURES. IT IS INTENDED AS A GUIDE TO THE CONTRACTOR, NOT AS A COMPLETE AND UNIVERSAL DEMOLITION PLAN. SEE THE SITE PLAN, MORE FEATURES (NOT INDICATED) MAY REQUIRE DEMOLITION TO CONSTRUCT THE SITE PLAN. CONTRACTOR MUST VISIT THE SITE TO CONFIRM DEMOLITION EFFORT PRIOR TO BIDDING.
6. REMOVE CONCRETE SIDEWALK AND/OR PAVEMENT TO THE LIMITS INDICATED, SAW CUT CONCRETE TO THE NEAREST EXISTING CONTROL/EXPANSION JOINT.
7. MAINTAIN STORM SEWER CONTINUITY & POSITIVE DRAINAGE DURING DEMOLITION, REMOVAL & CONSTRUCTION OF STORM SEWERS & INLETS.
8. DISCONNECT, CAP AND REMOVE/ABANDON EXISTING UTILITIES FOR ALL BUILDINGS TO BE DEMOLISHED, UNLESS NOTED OTHERWISE. ALL UTILITY TERMINATIONS SHALL BE IN ACCORDANCE W/ THE APPLICABLE UTILITY COMPANY REQUIREMENTS.




## SITE PLAN
SCALE: 1"=10'

## SITE PLAN DETAIL LEGEND

1. CONCRETE SIDEWALK
2. ASPHALT PAVEMENT SECTION
3. ACCESSIBLE CURB RAMP
4. BOLLARD
5. ACCESSIBLE SIGNS & MARKINGS
6. SIGN
7. CONCRETE CURB

## SITE PLAN SHEET KEYNOTES

1. BACKFILL AND RESTORE LANDSCAPING TO EXISTING CONDITION AND/OR TOPSOIL & SEED

## SITE PLAN NOTES

1. SURVEY INFORMATION WAS PROVIDED BY TRUE NORTH LAND SURVEYING, PLLC DATED 8-15-2023. C&S ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
2. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. CONTACT THE ENGINEER WITH ANY DISCREPANCIES FOUND IN THE FIELD.
3. ALL DIMENSIONS FROM PROPERTY LINES ARE 90° FROM PROPERTY LINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
5. COORDINATE EXACT LOCATION OF SIDEWALKS AT DOORWAYS WITH ARCHITECTURAL PLANS.

PLAN NORTH

## SITE PLAN PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED SIGN
- PROPOSED CONCRETE PAVEMENT/SIDEWALK
- PROPOSED CURB
- NUMBER OF PARKING SPACES
- DOOR LOCATION
- DETECTABLE WARNING SURFACE

10' 10 0 10 20FT.

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# CHCL
100 MAIN ST.
LOCKPORT NY

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. ______ DRAFTER ______
JOB CAPT. ______ INTERIORS ______

SEAL:

TITLE:

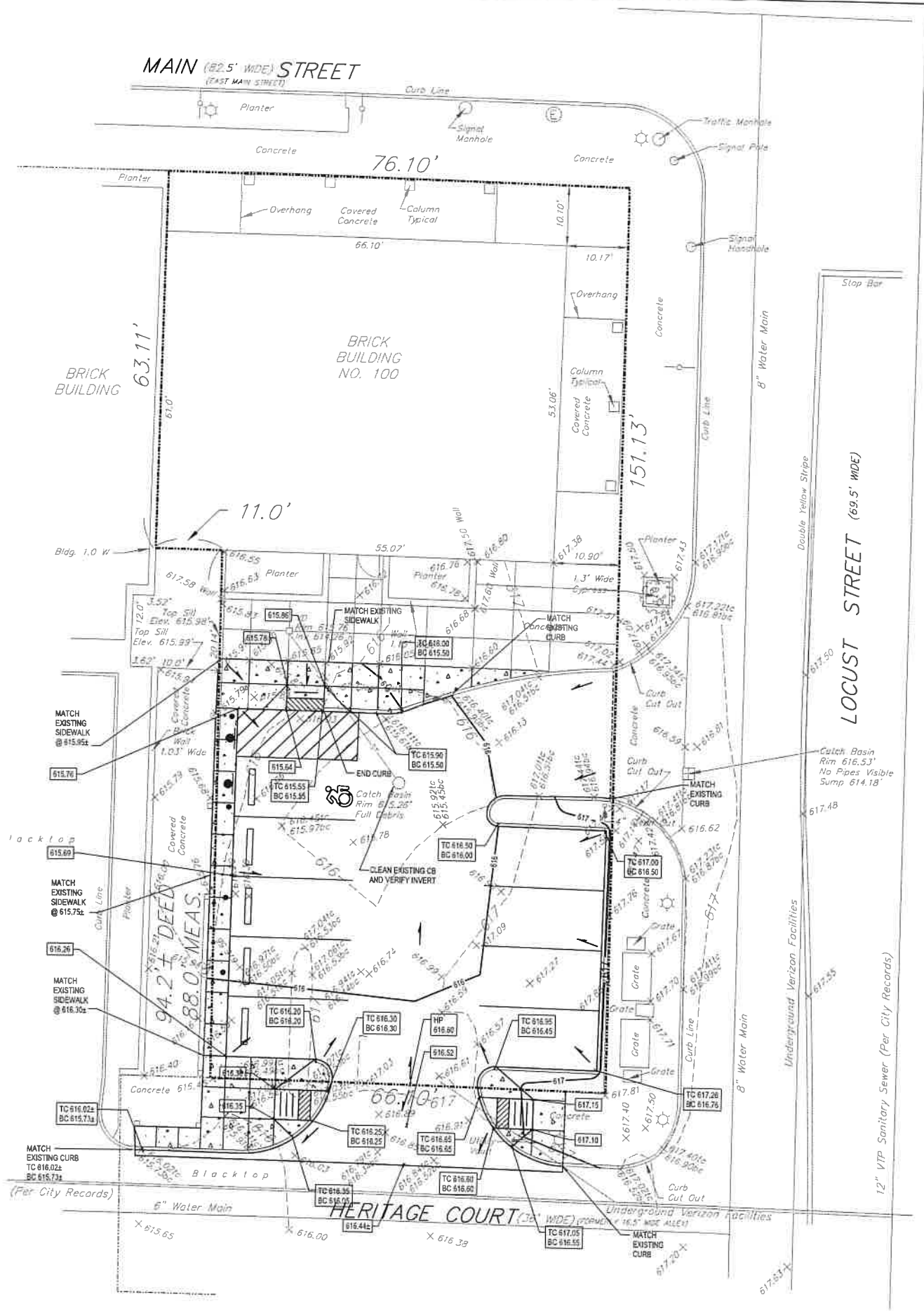
# DEMOLTION PLAN & SITE PLAN

SILVESTRI ARCHITECTS • PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #:

DATE: 9-13-23

DRAWING #: C-101




GRADING & UTILITY PLAN
SCALE: 1"=10'

GRADING & UTILITY PLAN LEGEND

- 616.93+ EXISTING POINT ELEVATION
- 617 EXISTING CONTOUR
- 615.00 PROPOSED POINT ELEVATION
- 615 PROPOSED CONTOUR
- FLOW DIRECTION

10' 5 0 10 20FT.

PLAN NORTH

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Buffalo, New York 14203
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Fax: 716-847-1454
www.cscos.com

# CHCL
## 100 MAIN ST.
## LOCKPORT NY

ISSUE:

STATE OF NEW YORK VICTOR J. OTTATI LICENSED PROFESSIONAL ENGINEER 075818

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:

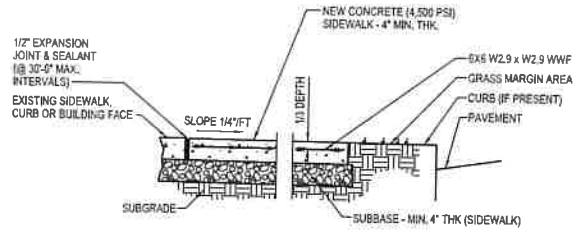
GRADING & UTILITY PLAN

SILVESTRI ARCHITECTS · PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #:

DATE: 9-13-23

DRAWING #: C-102



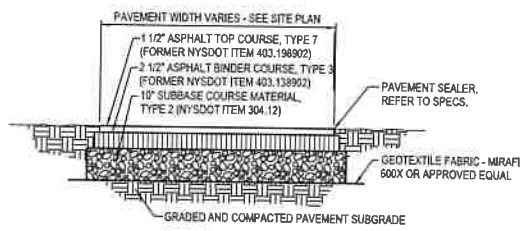

CROSS SECTION

NOTES:

1. CONTROL JOINTS TO BE AT 5'-0" O.C. BOTH WAYS OR AS SHOWN ON DRAWINGS. SEAL JOINTS PER SPECIFICATIONS.

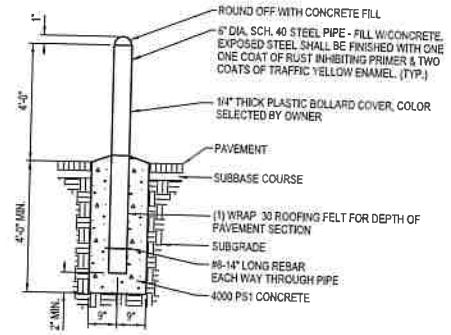
2. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3

**CONCRETE SIDEWALK** 1
SCALE: NTS

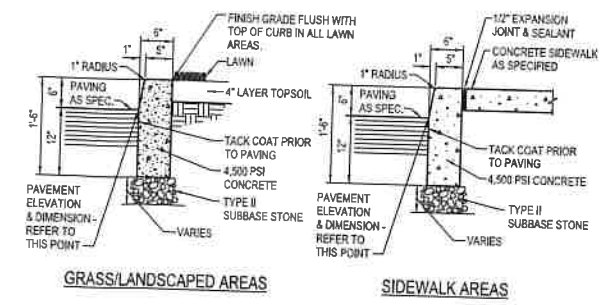



NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO FORMER NYSDOT STANDARD SPECIFICATION 401.3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304.3.

**ASPHALT PAVEMENT SECTION** 2
SCALE: NTS




**BOLLARD DETAIL** 4
SCALE: NTS

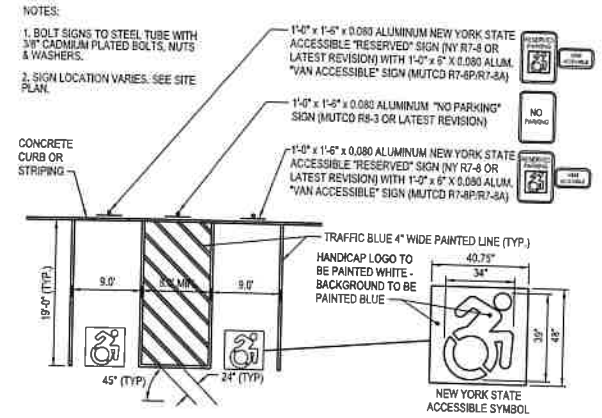



GRASS/LANDSCAPED AREAS

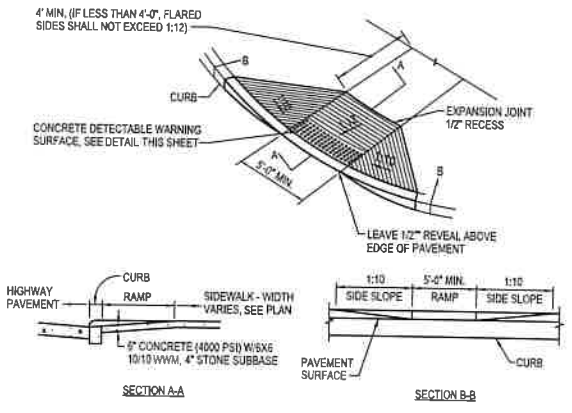
SIDEWALK AREAS

NOTE: CONTROL JOINTS TO BE 2" DEEP AT 15'-0". SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0706

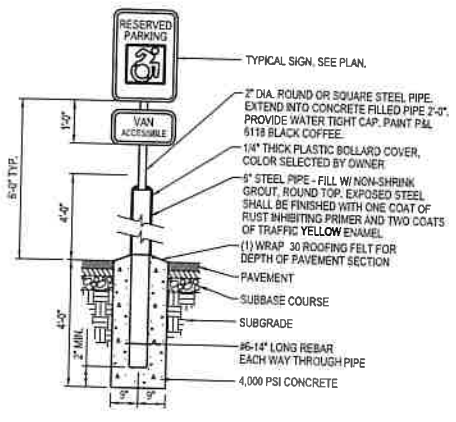
**CONCRETE CURB** 7




**ACCESSIBLE SIGNS & MARKINGS** 5
SCALE: NTS




**ACCESSIBLE CURB RAMP** 3
SCALE: NTS




**SIGN POST** 6
SCALE: NTS

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SA PROJECT TEAM: PRINCIPAL P. Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. _____ INTERIORS _____

SEAL:

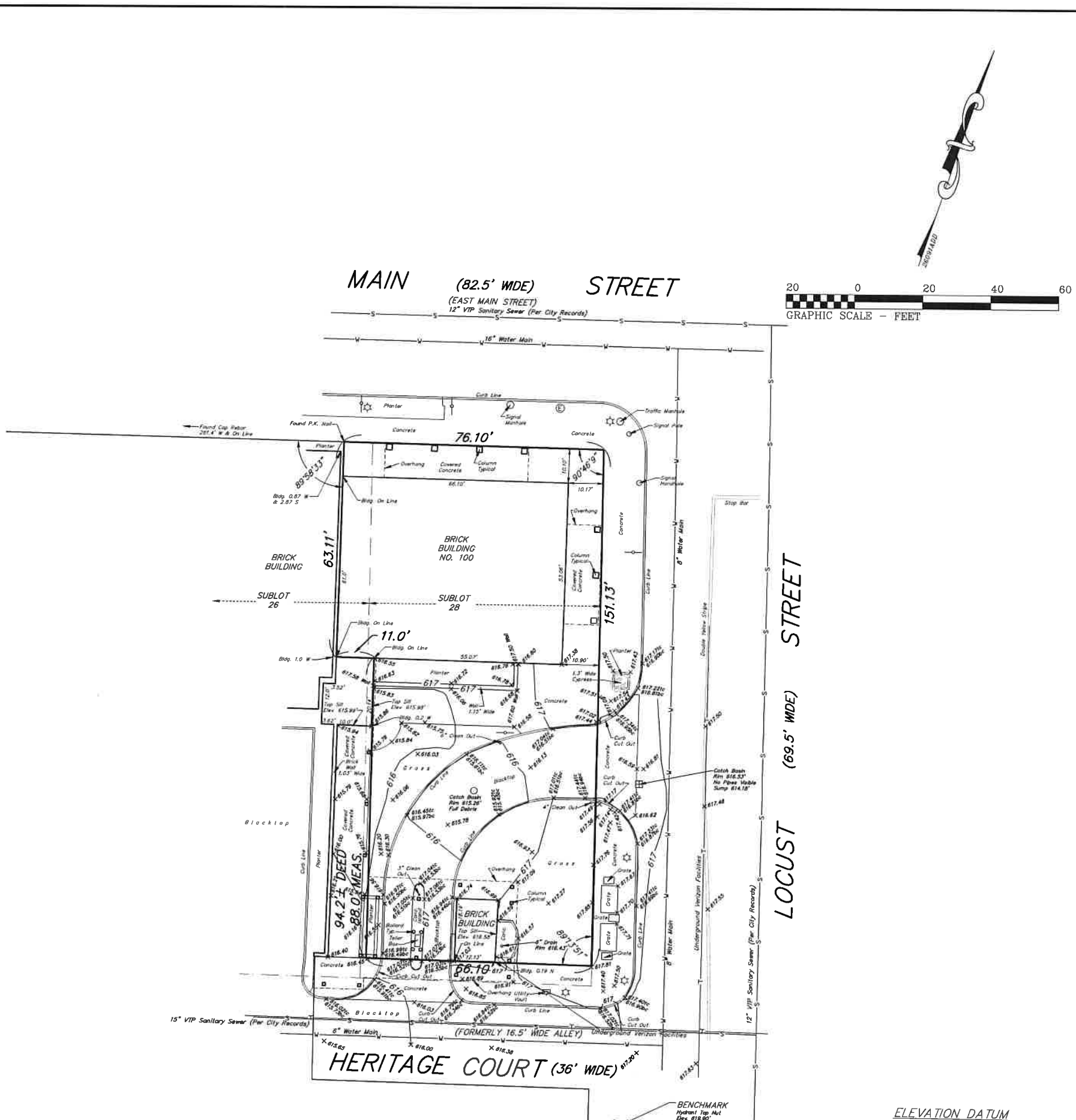
TITLE:
DETAILS

SILVESTRI
ARCHITECTS · PC
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #:

DATE: 9-13-23

DRAWING #: C-103




## UTILITIES

*The underground utilities shown have been located from field survey information & existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.*

*Note: Underground Utility information has been ordered from the respective utility companies. As the information is received, this map will be amended to reflect said information.*

*National Fuel*
*Attn: Ed Kulpa*
*(716) 857-7967*

*Erie County Water Dept.*
*Attn: Steve Denzler*
*(716) 685-8289*

*Time Warner Cable*
*Attn: Chris Smith*
*(800) 262-8600*

*N.Y.S. Electric & Gas*
*Attn: Sam Ceppaglia*
*(716) 651-5256*

*Verizon*
*Attn: Mark Granschow*
*(716) 840-8656*

*National Grid*
*Attn: Ray Schultz*
*(315) 428-6319*

## ELEVATION DATUM

*ELEVATIONS ON THIS MAP WERE DETERMINED UTILIZING GPS DATUM:*
*NAD83 (2011) EPOCH 2010.0 DATUM*

## LEGEND

| | | | |
|---|---|---|---|
| ⌀ | UTILITY / SERVICE POLE | R.O.W. | RIGHT OF WAY |
| WV | WATER LINE VALVE | CONC. | CONCRETE |
| | FIRE HYDRANT | INV. | INVERT |
| | D.I. (DROP INLET – STORM) | M.H. | MANHOLE |
| Ⓓ | MANHOLE (STORM) | —G— | GAS LINE |
| Ⓔ | MANHOLE (ELECTRIC) | —W— | WATER LINE |
| TR | MANHOLE (TRAFFIC) | —T— | TELEPHONE LINE |
| Ⓢ | MANHOLE (SANITARY) | —E— | ELECTRIC LINE |
| Ⓣ | MANHOLE (TELEPHONE) | —P— | UTILITY LINES |
| G | GASLINE MARKER | —C— | CABLE LINES |
| GV | GAS LINE VALVE | D. | DEED |
| | LIGHT STANDARD | M. | MEASURED |
| —o— | SIGN | L. | LIBER |
| H.C. | HANDICAP | P. | PAGE |

*INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Instrument #: 2021-20966*
*THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.*
*NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.*

*THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE ABANY ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF Community Health Center of Buffalo*

*CHRISTOPHER J. BARR* *NYSPLS No. 051068*

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TRUE NORTH
LAND SURVEYING, PLLC
150 AERO DRIVE
BUFFALO, NEW YORK 14225
(716)631-5140 ~ Truenorthpllc@aol.com

AMEND:
SURVEY DATE: 8-15-23
©DRAWING DATE: 8-22-23
SCALE: 1" = 20'
"ALL RIGHTS RESERVED"

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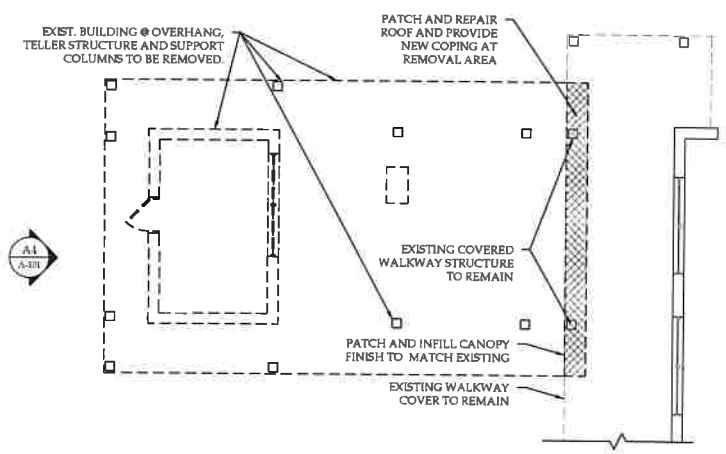
# BOUNDARY & TOPOGRAPHIC SURVEY

*PART OF SUBLOT 26 & SUBLOT 28*
*MAP IN BOOK 25 OF MICROFILMED MAPS PAGE 2433*

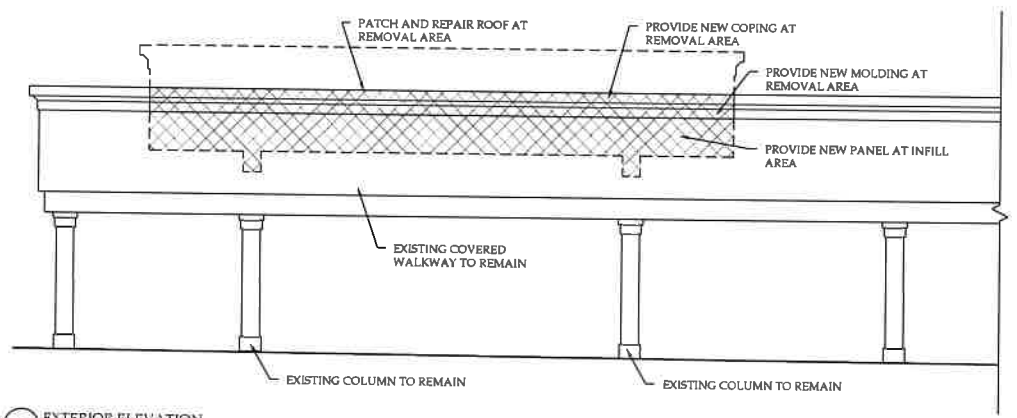
PART OF LOT 12 SECTION 14 TOWNSHIP 14 RANGE 6 OF THE: Holland Land Company's SURVEY – Niagara COUNTY, N.Y.

SURVEY OF: 100 Main Street, City of Lockport

SBL No. 109.14-4-6.1




A2 SCALE = 1/8" = 1'-0"
FLOOR PLAN




A4 EXTERIOR ELEVATION
SCALE = 1/4" = 1'-0"

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# CHCL
100 MAIN ST.
LOCKPORT NY

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## FLOOR PLAN & EXTERIOR ELEVATIONS

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SA JOB #: 21055.04
DATE: 09-13-23
DRAWING #: A-101