



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

June 30, 2023

Megan Brewer

REGULAR MEETING

Please be advised that there are three (3) items on the agenda for the regularly scheduled meeting of the Planning Board to be held **Monday, July 10, 2023** at 5:00 P.M.

1. William J. Baier, MD. 139 Professional Parkway. Request to install a 5' x 34' walkway and a 3' x 12' concrete pad on the south side of the property situated in a B-4 Zone.
2. Christ Community Church. 140 Genesee Street. Request to install 40' of vinyl fencing on the east side of the property situated in an R-3 Zone.
3. Flaum Management. 64 Chestnut Street. Request for exterior façade upgrades and to install a loading dock on the west side of the building situated in a B-2 Zone.

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

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: WILLIAM J. BAER MD PLLC PHONE: [REDACTED]

NAME OF APPLICANT: WILLIAM J. BAER MD PHONE: [REDACTED]

EMAIL ADDRESS: PEDIATRIX@AOL.COM

ADDRESS OR LOCATION OF PROPOSAL: 139 PROFESSIONAL PARKWAY
LOCKPORT, NY 14094

SIZE OF PARCEL OR STRUCTURE: 5' X 34' WALKWAY (170 SQ FEET) + 3' X 12' PAD (36 SQ FT)

EXISTING ZONING: ?

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review ☒ Special Use Permit _____ Home Occupation _____

Alteration to existing building _____ Rezoning _____ Other _____

PROPOSED REQUEST

ADD CONCRETE WALKWAY BEHIND BUILDING TO THE STREET, WITH A PAD (CONCRETE)
AT THE STREET TO PLACE GARBAGE/RECYCLE BINS FOR PICK-UP.

5' X 34' WALKWAY ENDING AT A 3' X 12' PAD NEXT TO STREET (206 TOTAL SQ FT)

REQUIRED ENCLOSURES:

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

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

SEQRA:

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

PROPERTY OWNER'S SIGNATURE _____

William J. Baker

APPLICANT'S SIGNATURE _____

William J. Baker

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

Fees:

Site Plan review- \$25

Special Use Permit- \$100 application, \$50 yearly renewal

Home Occupation- \$100 application, \$50 yearly renewal

Alteration to existing building- \$25

Rezoning- \$100 or \$50 per half acre (whichever is greater)

Subdivision request- \$200

Professional Parkway (Street)



3 ft x 12 ft Concrete Pad



Landscaping and
Business Sign

Proposed New Walkway with Pad
at the edge of the street to place
garbage and recycle bins for pick up



5 ft

Landscaping

Existing Walkway

Back of Building



Landscaping





APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Christ Community Ch. PHONE: 716-734-1783

NAME OF APPLICANT: Kevin Wing PHONE: 716-872-3979

ADDRESS OR LOCATION OF PROPOSAL: 140 Genesee St.

SIZE OF PARCEL OR STRUCTURE: 40' Vinyl Fence

EXISTING ZONING: _____

PROPOSED REQUEST Install a 40' Viny Fence from the NW
Corner of home at 22 Waterman St to the East wall of
the church building. Will include a gate
REQUIRED ENCLOSURES:

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

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

SEQRA:

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

PROPERTY OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE Kevin A. Wing

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



June 14, 2023

Proposal to add 6' Vinyl Fence

It is our hope to construct a 6' vinyl fence between the church building and the church-owned house at 22 Waterman St.

The fence will begin at the NW corner of the house and follow a line approx. 40' westward to the East side of the existing church wall.

We want to obstruct the view of our Waterman St house's backyard/parking area that our church members and guests see when they enter the building. The fence would separate the paved parking lot of the church and the Waterman St house gravel parking area.

Materials:

6x6 Vinyl fence panel

4x4 Treated posts

Vinyl post sleeves

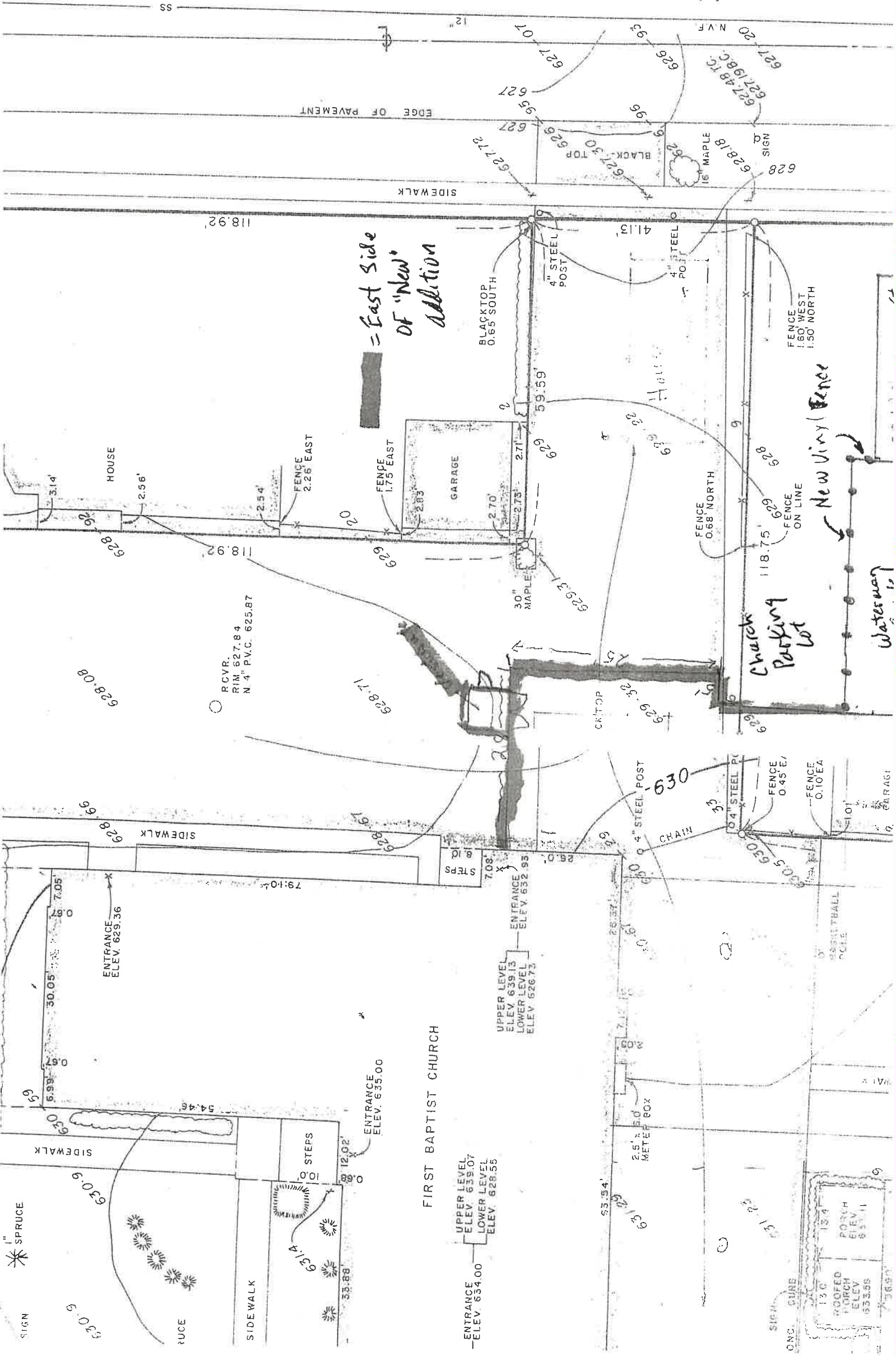
140 Genesee Street Lockport, New York 14094 716-434-1783
www.christcommunitylockport.org email: info@christcommunitylockport.org

Transforming Lives With The Hope of Christ

(66.0' WIDE)

STREET

22 Waterway



= East Side
of "New"
Addition

FIRST BAPTIST CHURCH

Charles
Parking
lot
New Vinyl Fence

Waterway

APPLICATION: APPROVED _____ DISAPPROVED _____

**CITY OF LOCKPORT
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

OWNER Alex Broccuto
NAME OF PROPERTY: Flaum Management PHONE: 585-500-8208

NAME OF APPLICANT: Flaum Management PHONE: 585-500-8208

ADDRESS OR LOCATION OF PROPOSAL: 64 Chestnut St.

SIZE OF PARCEL OR STRUCTURE: 1.91 Ac.

EXISTING ZONING: B2 Central Business

PROPOSED REQUEST New Building Storefront Windows and Doors
& New At Grade Loading Dock

REQUIRED ENCLOSURES:

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

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

SEORA:

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

PROPERTY OWNER'S SIGNATURE Alex Broccuto

APPLICANT'S SIGNATURE Alex Broccuto

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

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: <i>Store front New Building Windows Doors & Loading Dock</i>			
Project Location (describe, and attach a location map): <i>64 Chestnut Street (C) Lakport, NY</i>			
Brief Description of Proposed Action: <ul style="list-style-type: none"> • <i>New Store front Windows and Doors</i> • <i>New Loading Dock with overhead Door CAT Grade</i> 			
Name of Applicant or Sponsor: <i>Flaum Management</i>		Telephone: <i>585-500-8208</i>	
Address: <i>400 Andrews Street Suite 500</i>		E-Mail:	
City/PO: <i>Rochester</i>		State: <i>NY</i>	Zip Code: <i>14605</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3.a. Total acreage of the site of the proposed action?			<i>1.91</i> acres
b. Total acreage to be physically disturbed?			<i>< 0.10</i> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<i>1.91</i> acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>NA</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Existing To Remain</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Existing To Remain</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Timothy W. Arlington, PE Services PC</u> Date: <u>June 22, 2023</u> Signature: <u>Timothy W. Arlington</u>		

Project: _____

Date: _____

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project: _____

Date: _____

Short Environmental Assessment Form

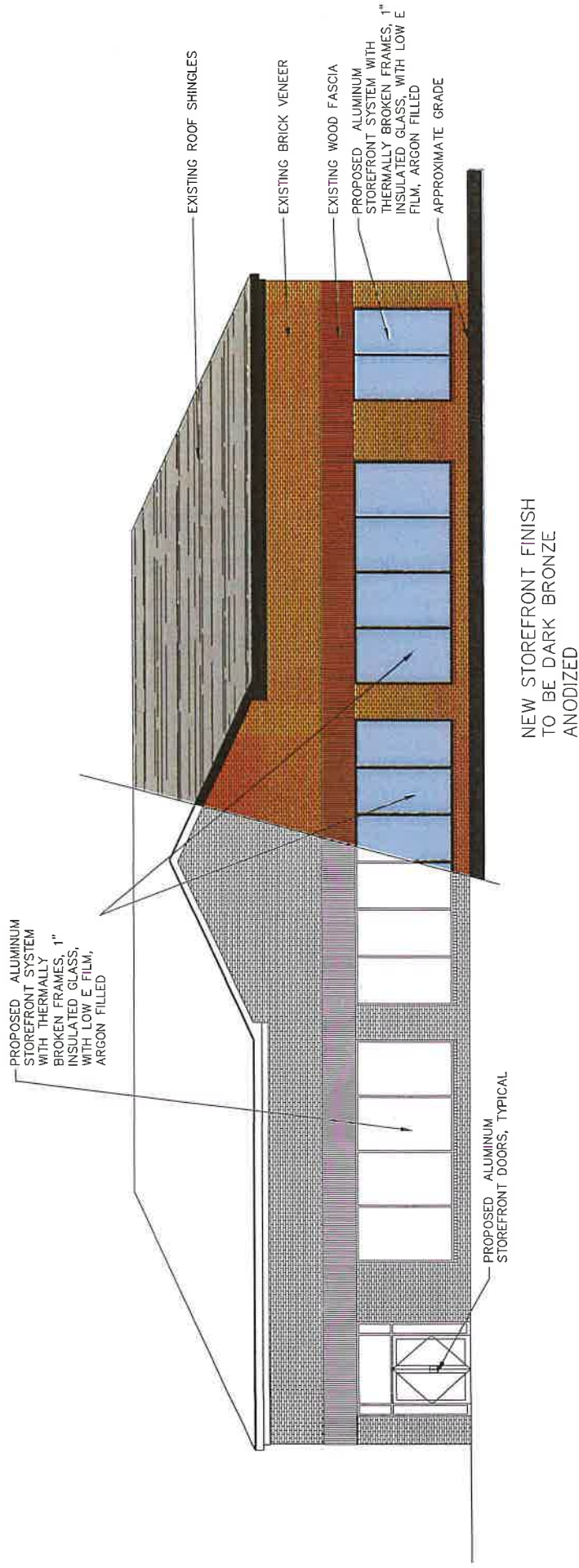
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

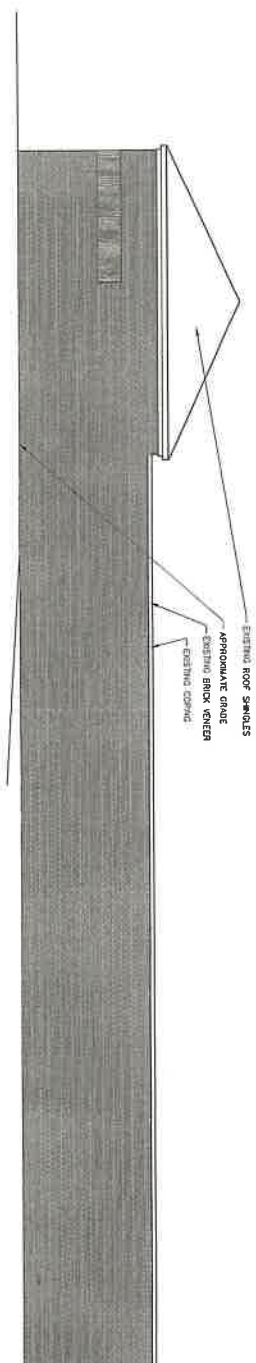
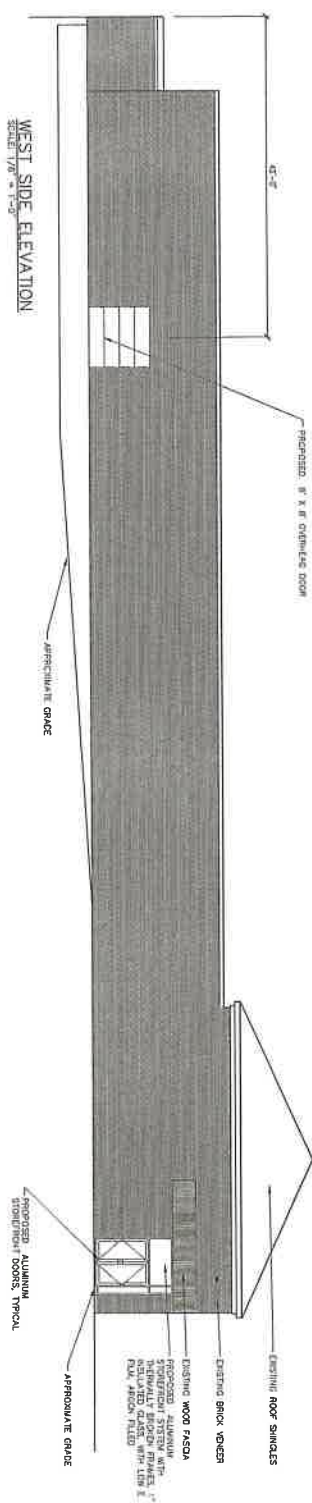
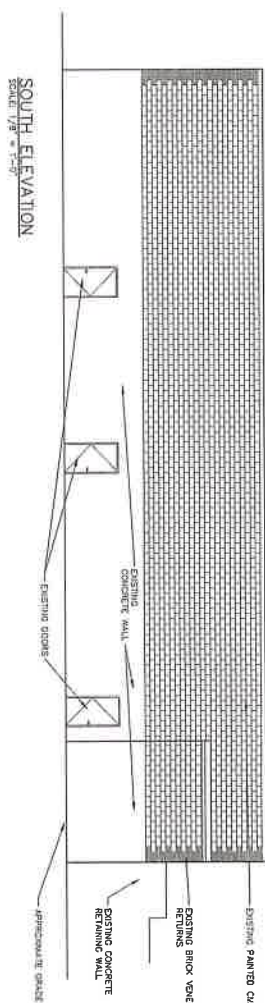
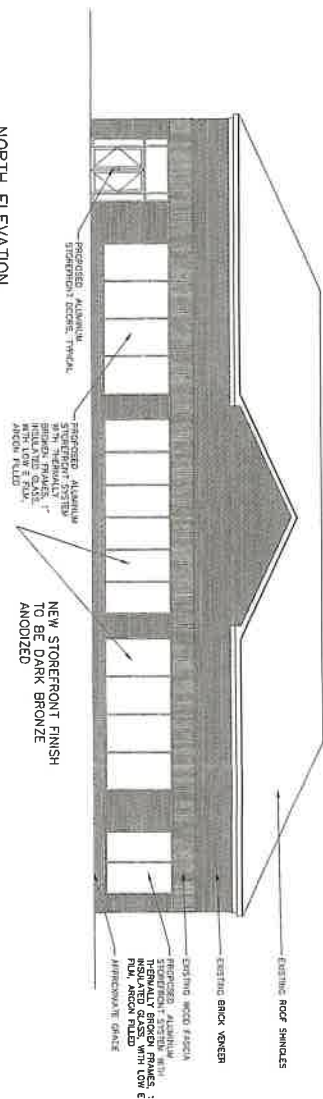
Name of Lead Agency_____
Date_____
Print or Type Name of Responsible Officer in Lead Agency_____
Title of Responsible Officer_____
Signature of Responsible Officer in Lead Agency_____
Signature of Preparer (if different from Responsible Officer)

PRINT FORM



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

65 CHESTNUT STREET LOCKPORT, NY

[illegible]

DRAWING

EXTERIOR ELEVATIONS

PROJECT NO: 2020177	DRAWING BY: DM
SCALE: AS NOTED	CHECKED BY: KB
DATE: 6/25/2023	

PROJECT:
64 CHESTNUT BUILDING
64 CHESTNUT STREET
BUAFFLO, NEW YORK

CLIENT:
FLAUM MANAGEMENT COMPANY, INC.
400 ANDREWS STREET, SUITE 500
ROCHESTER, NEW YORK

KEN BRACKER
— ARCHITECT —

311 ALEXANDER STREET, SUITE 214, ROCHESTER, NY 14604
TEL (716) 260-2557