

# 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

---

January 2, 2024

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, January 8, 2024** at 5:00 P.M.

1. Severson Environmental Services. 225 Mill Street. Request to utilize the property for a temporary staging area for the 18 Mile Creek superfund project situated in an I-3 Zone.
2. Charles Heinrich. 178 Oakhurst Street. Request to erect an 80' x 100' steel building situated in an I-3 Zone.
3. RAS Development. 116 Main Street and 120 Main Street. Request for site plan approval for exterior façade upgrades on the 120 Main Street 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](mailto:mbrewer@lockportny.gov)

APPLICATION: APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

**CITY OF LOCKPORT  
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: 225 Mill Street PHONE: \_\_\_\_\_

NAME OF APPLICANT: Sevenson Environmental Services PHONE: 716-998-1477 Ben Faery

ADDRESS OR LOCATION OF PROPOSAL: 225 Mill Street, Lockport, NY

SIZE OF PARCEL OR STRUCTURE: N/A

EXISTING ZONING: I3

PROPOSED REQUEST Temporary facility location to support the  
18 Mile Creek Superfund Site.

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.

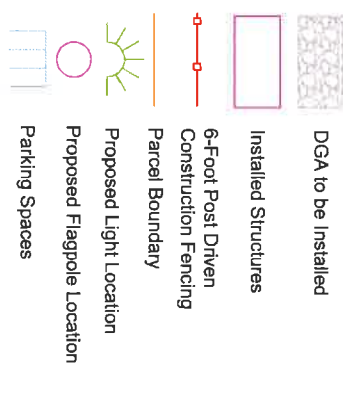
SEQRA:

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 B. Faery Ben Faery Proj. Manager Sevenson

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



1. Laydown Area Shown is Approximately 54,000 SF.
2. Trailer utility connections (electrical, water, sanitary) will be recommended by utility owners before installation.
3. Space in Severson Field Office or Break Trailer will be designated as the Emergency Medical Facility.
4. Safety Performance Sign shall be posted on the Severson Office Trailer, outside the designation Safety Office.
5. Information to be provided in the Bulletin Board, shall be posted in the communal spaces of the Severson Field Office, Break Trailer, and Security Center Office.
6. Flagpole locations will be determined by the Government.
7. Decontamination area will be provided at site construction entrances.
8. The solid/liquid processing and stockpile staging area, shown in contract drawing CD T10 & CD T11, will be utilize a primary staging area.
9. If needed, additional figures will be developed regarding the use of supplemental staging areas shown on contract drawings.



Temporary Site Facility Laydown Plan  
225 Mill Street

U.S. ARMY CORPS OF ENGINEERS  
EIGHTEEN MILE CREEK  
SUPERFUND SITE  
LOCKPORT, NEW YORK



SEVENSON  
ENVIRONMENTAL  
SERVICES, INC.

DATE:	11/22/2012
DRAWN BY:	M
CHECKED BY:	BR
CAD FILE:	LAYDOWN BASE.DWG
SCALE:	AS SHOWN

APPLICATION: APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

CITY OF LOCKPORT  
PLANNING BOARD APPLICATION

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Lockport Recycling CNTR PHONE: 716 433-1371

NAME OF APPLICANT: Charles Heinrich PHONE: 716 628 0937

EMAIL ADDRESS: ChasHeinrich@gmail.com

ADDRESS OR LOCATION OF PROPOSAL: 178 Oakhurst St

SIZE OF PARCEL OR STRUCTURE: 80' x 100'

EXISTING ZONING: Industrial

PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:

Site Plan Review \_\_\_\_\_ Special Use Permit \_\_\_\_\_ Home Occupation \_\_\_\_\_

Alteration to existing building \_\_\_\_\_ Rezoning \_\_\_\_\_ Other \_\_\_\_\_

PROPOSED REQUEST

Construct 80' x 100' Steel building

REQUIRED ENCLOSURES:

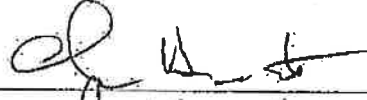
In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

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.

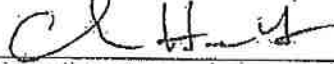
SEORA:

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

PROPERTY OWNER'S SIGNATURE



APPLICANT'S SIGNATURE



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

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

CITY OF LOCKPORT  
BUILDING INSPECTION DEPARTMENT

ONE LOCKS PLAZA

PHONE-439-6754

FAX-439-6605

**BUILDING PERMIT APPLICATION FOR**  
**GENERAL CONSTRUCTION**

Job Location: 178 Oakhurst Date: 11-9-23  
Owner: Charles Heinrich Address (if different): 5390 Ernest Rd  
Phone: 716 628 0937 City: Lockport Zip: 14094  
Construction Cost: 450,000  
Description of work: 80 x 100 Steel building

Contractor(s): Mulvey Const.

**Please Attach the Following:**  
(New Construction only)

- ☐ Property survey that is current and accurate
- ☐ 2 sets of plans for new construction
- ☐ Setback dimensions (front, rear and all sides)
- ☐ Sketch if altering interior dimensions
- ☐ Locations of the proposed structures

The Owner/ Applicant agrees to conform to all applicable laws of this jurisdiction, adhere to the plans and specifications affixed hereto and permit Building Department personnel to perform required inspections.

Applicant's Name: (if different than owner) \_\_\_\_\_ (attach letter of agency)

Owner/ Applicant Signature: [Signature] Date: 11-9-23

# **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.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <i>Heinrich Services Shop</i>							
Project Location (describe, and attach a location map): <i>178 OAKHURST ST</i>							
Brief Description of Proposed Action: <i>80 x 100' Steel building</i>							
Name of Applicant or Sponsor: <i>Charles Heinrich</i>		Telephone: <i>716 628-0937</i>					
		E-Mail: <i>Chasheinrich@gmail.com</i>					
Address: <i>178 OAKHURST ST</i>							
City/PO: <i>Lockport</i>		State: <i>NY</i>	Zip Code: <i>14094</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		<i>14.9</i> acres					
b. Total acreage to be physically disturbed?		<i>.5</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>14.9</i> acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland							



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>Septic</u> _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plain?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Storm water will be collected &amp; conveyed to the</u> <u>Municipal Storm water System</u>		
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:	NO	YES
	<input checked="" type="checkbox"/>	<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	YES
<u>City of Lockport Landfill</u>	<input type="checkbox"/>	<input checked="" 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	YES
<u>N/A our site is +20' Higher in</u> <u>Elevation</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Charles Heinrich</u> Date: <u>11-9-23</u>		
Signature: <u>[Signature]</u> Title: <u>Member</u>		

APPLICATION:      APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

**CITY OF LOCKPORT  
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Former F&M Bldg. & Adjacent Bldg.      PHONE: N/A

NAME OF APPLICANT: RAS Development I, LLC      PHONE: (716) 908-8322

EMAIL ADDRESS: robert.savarino@ccim.net

ADDRESS OR LOCATION OF PROPOSAL: 116 Main St. & 120 Main St.

SIZE OF PARCEL OR STRUCTURE: 26,880+/- sq. ft. & 31,482+/- sq. ft.

EXISTING ZONING: B-2 District

**PLEASE CHECK WHICH OF THE FOLLOWING IS BEING APPLIED FOR:**

Site Plan Review X      Special Use Permit \_\_\_\_\_      Home Occupation \_\_\_\_\_

Alteration to existing building X      Rezoning \_\_\_\_\_      Other \_\_\_\_\_

**PROPOSED REQUEST**

A description of the proposed redevelopment project is provided as Exhibit "2". A completed Short EAF prepared pursuant to the State Environmental Quality Review Act is provided as Exhibit "3". A reduced copy of the survey is provided as Exhibit "4" and full-size copies are also enclosed. A full-size copy of the Site Plan (Drawing C-100) is provided as Exhibit "5" and full-size copies are also enclosed. A full-size copy of the Proposed Elevations is provided as Exhibit "6" and full-size copies are enclosed.

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

PROPERTY OWNER'S SIGNATURE \_\_\_\_\_

APPLICANT'S SIGNATURE \_\_\_\_\_

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

**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

**EXHIBIT "1"**

**AUTHORIZATION**

# AUTHORIZATION

E.A. Granchelli, Developer LLC as the owner of record of 116 Mian St. and 120 Main St. in the City of Lockport ("Project Site") I hereby authorize RAS Development I, LLC and their affiliates and Consultants to seek the approvals and permits required for the city of Lockport as well as involved and interested agencies for the development of the project site as a mixed-use residential project.

Date: July 26, 2023

By:

Kelli R. Alaimo, as agent

Print Name:

Kelli R. Alaimo, as agent

## **EXHIBIT "2"**

### **DESCRIPTION OF THE PROPOSED REDEVELOPMENT PROJECT**



# Farmers & Mechanics Building Redevelopment

116-120 Main Street  
Lockport, New York

RAS Development Company



# Project Overview

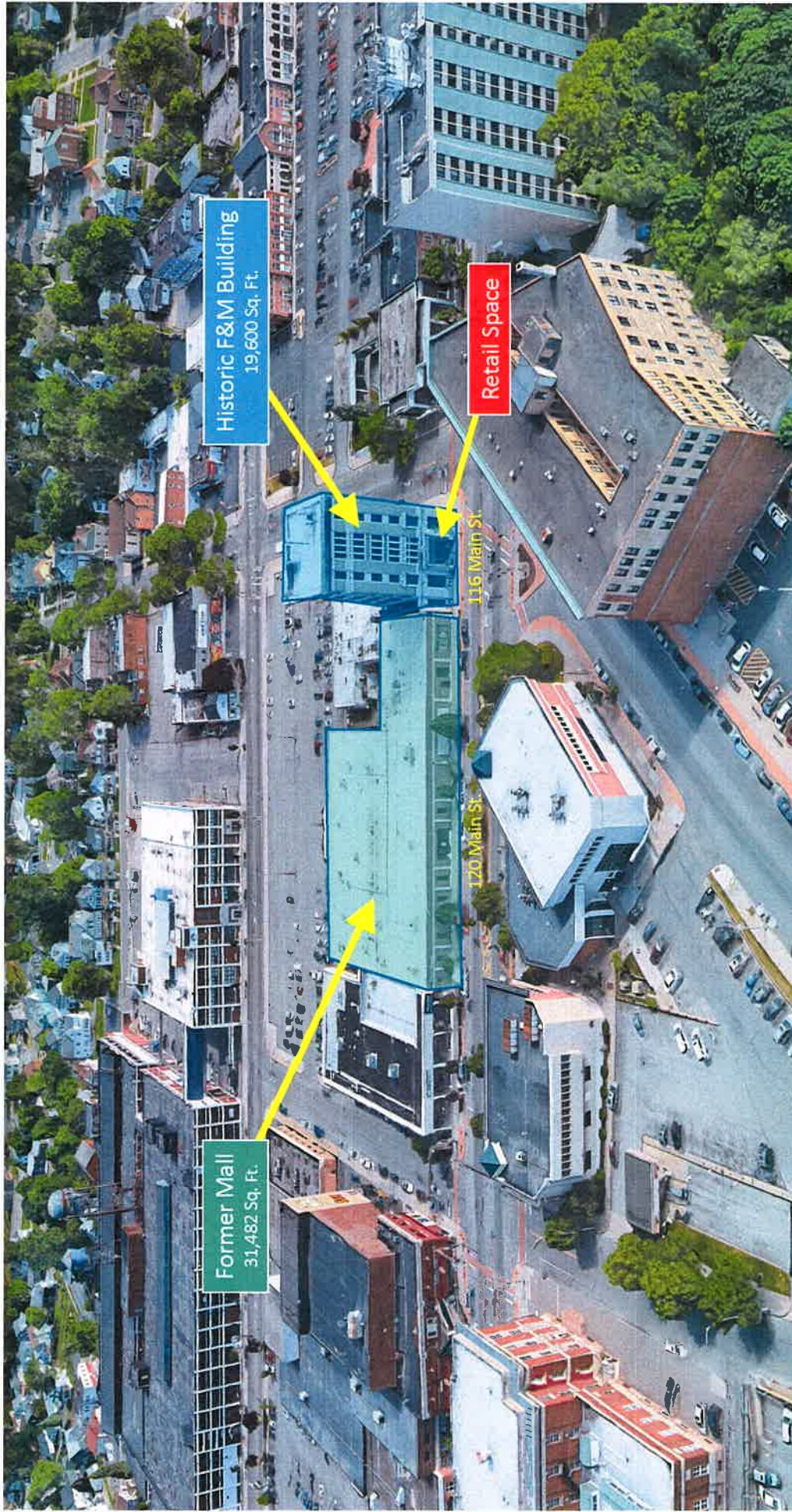
The redevelopment project features a total of 30 apartment units and first floor commercial/retail space and 23 covered parking spaces. It is divided into two main components:

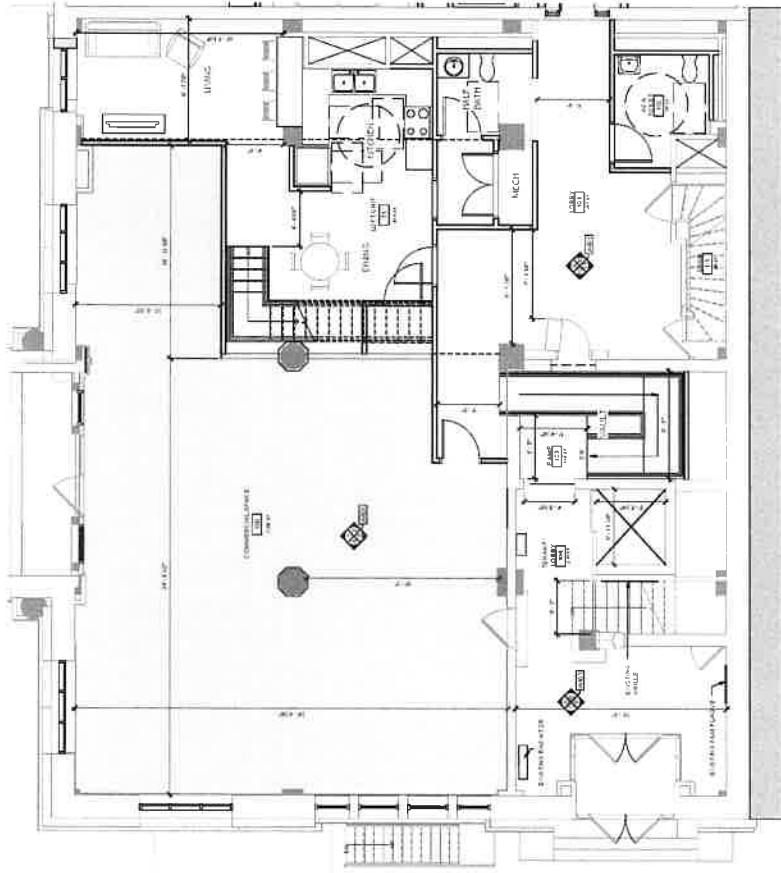
- Historic F&M Building located at 116 Main Street. The City's tallest building, measuring 19,600 sq. ft., and has stood vacant for over 38 years, will be historically preserved and converted into a mixed use property featuring first floor commercial space in a mix of 16 apartments units on the top five floors.
- Adjacent Former Mall Building located at 120 Main Street. This vacant, single-story structure, measures 31,482 sq. ft., and will be converted into 14 apartment units, common community space, and indoor parking for residents.

RAS Development Company





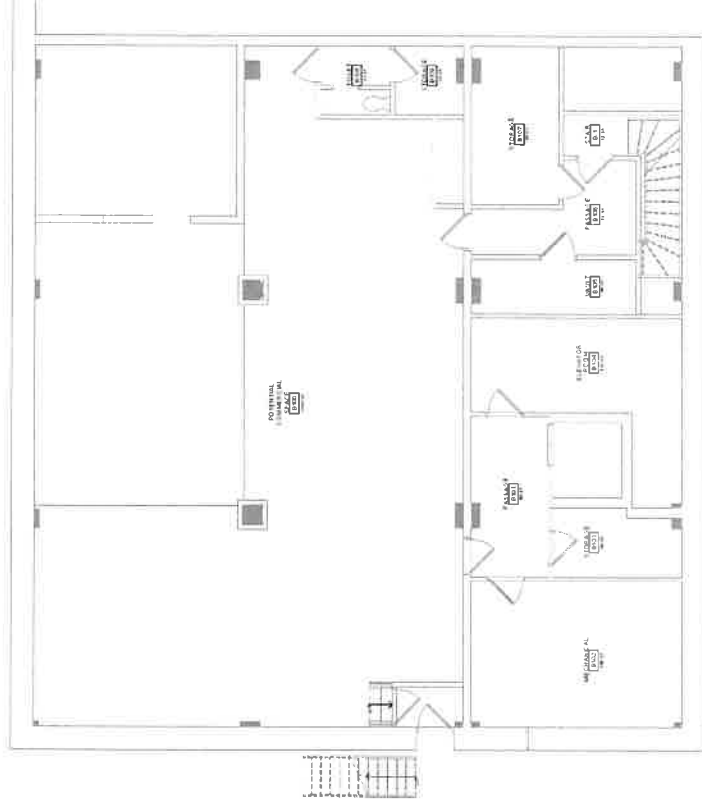




FIRST FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

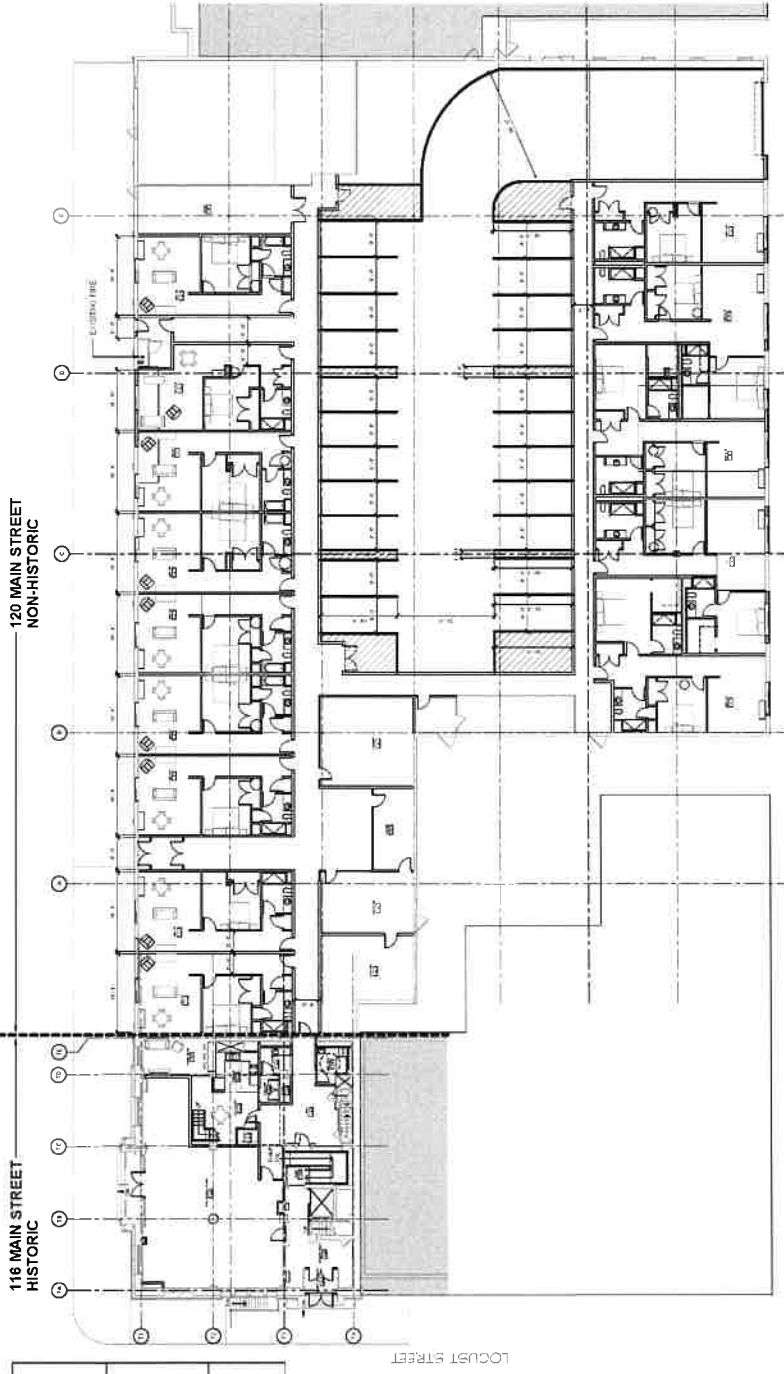


Retail Space

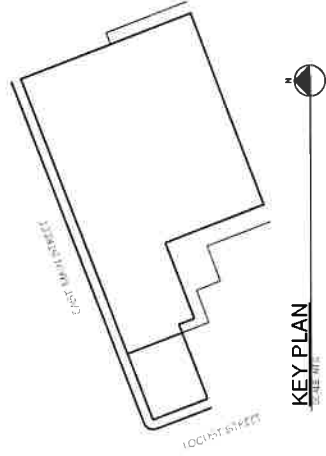


BASEMENT FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"



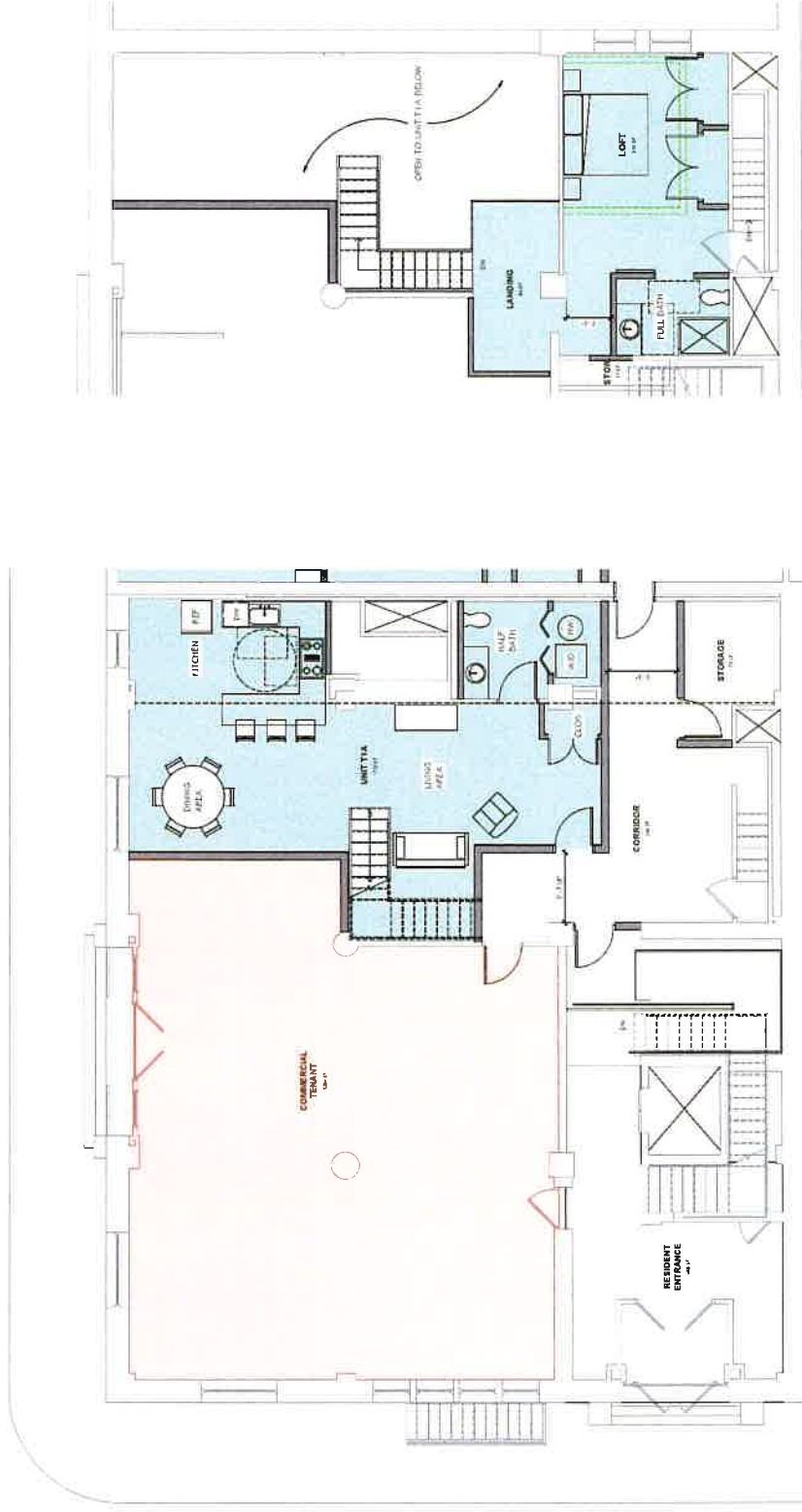


NUMBER OF ONE BEDROOM UNITS (MALL) = 10
NUMBER OF TWO BEDROOM UNITS (MALL) = 4
TOTAL NUMBER OF MALL UNITS = 14
NUMBER OF ONE BEDROOM UNITS (TOWER) = 11
NUMBER OF TWO BEDROOM UNITS (TOWER) = 5
TOTAL OF TOWER UNITS = 16
OVERALL TOTAL NUMBER OF UNITS = 30
TOTAL NUMBER OF COVERED PARKING SPACES = 22

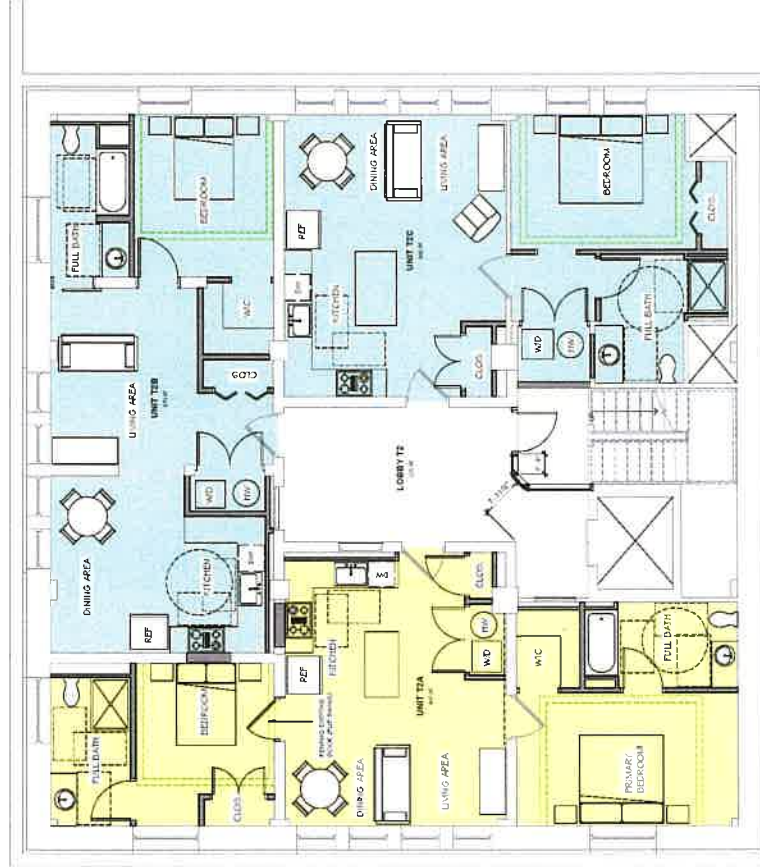


## Tower & Mall – First Floor Plans

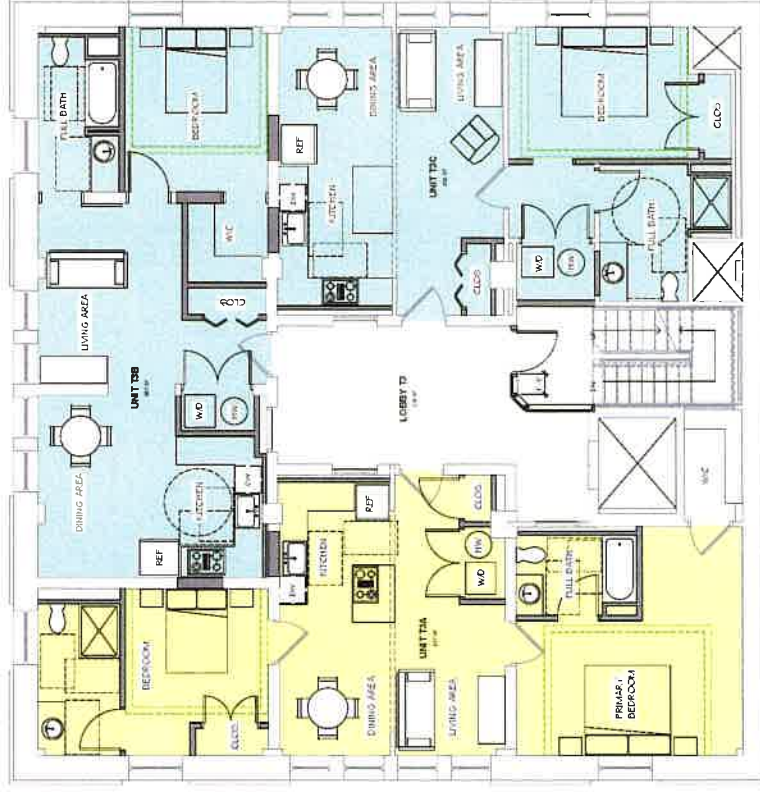




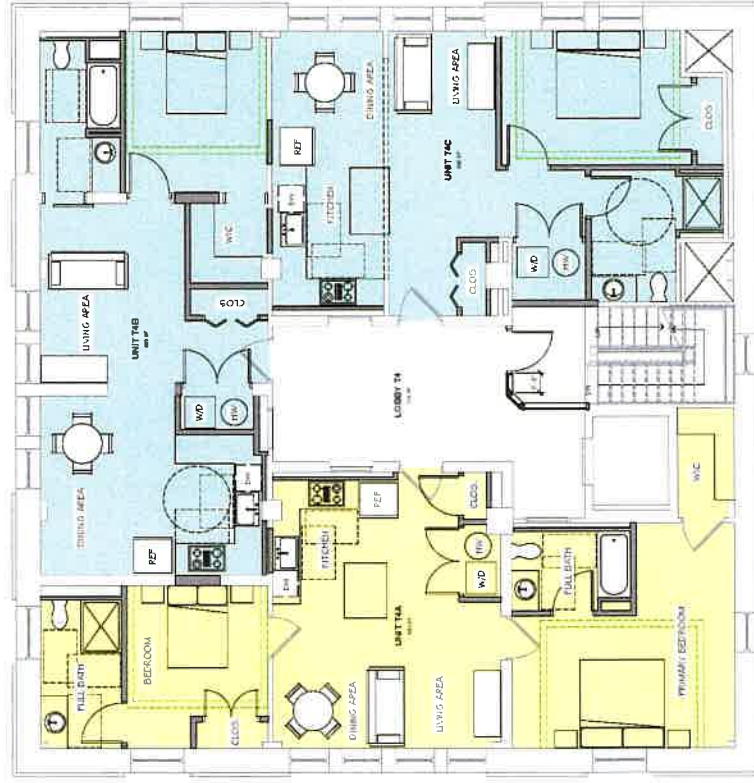
Tower – First Floor & Mezzanine Plans



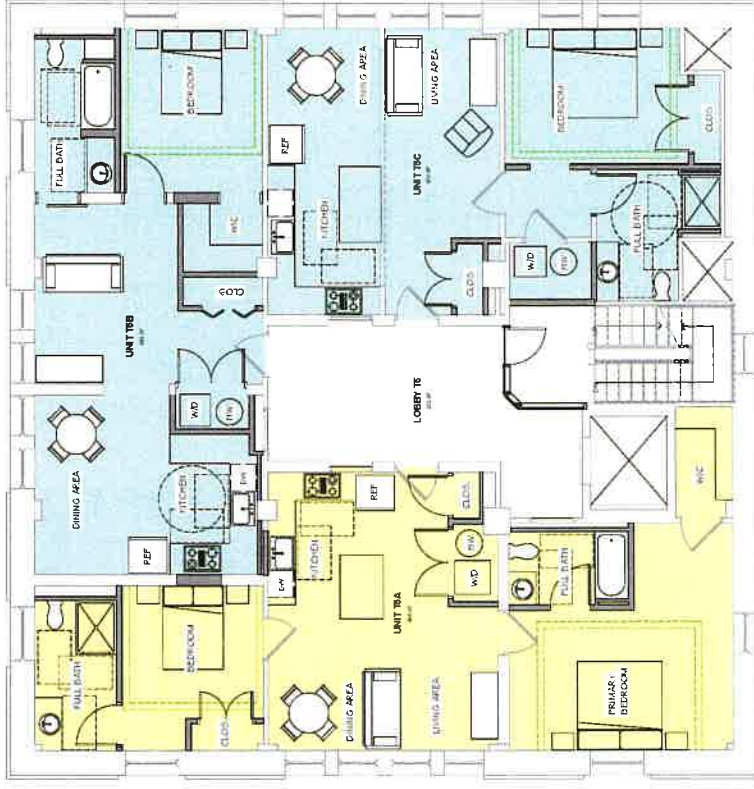
Tower 2nd Floor Plan



Tower 3rd Floor Plan

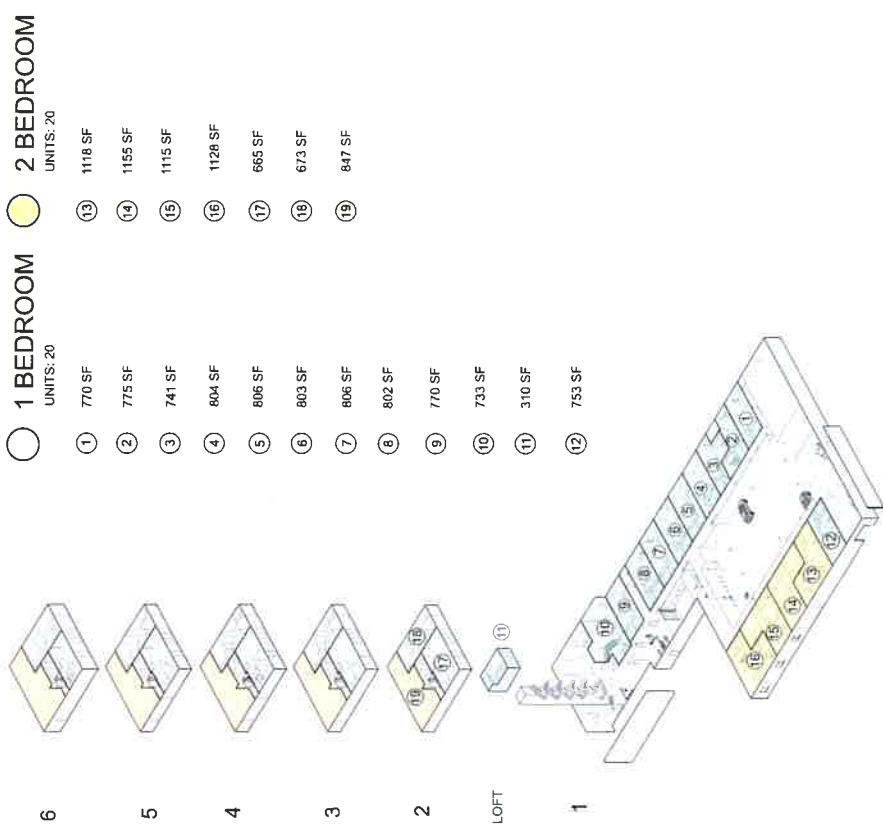


Tower 4<sup>th</sup> Floor Plan

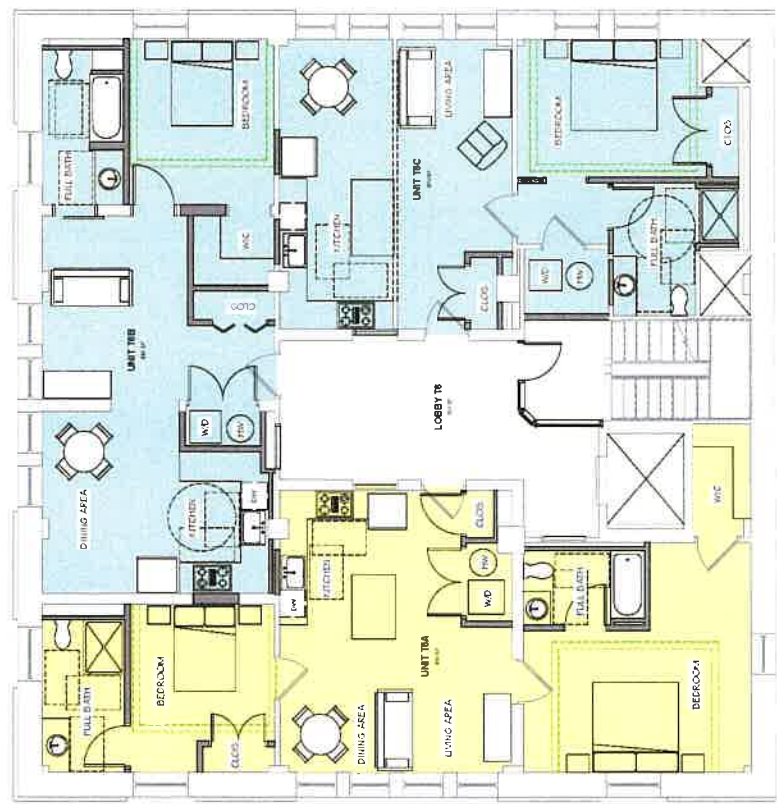


Tower 5<sup>th</sup> Floor Plan





- 1 BEDROOM**  
UNITS: 20
- ① 770 SF
  - ② 775 SF
  - ③ 741 SF
  - ④ 804 SF
  - ⑤ 806 SF
  - ⑥ 803 SF
  - ⑦ 806 SF
  - ⑧ 802 SF
  - ⑨ 770 SF
  - ⑩ 733 SF
  - ⑪ 310 SF
  - ⑫ 753 SF
- 2 BEDROOM**  
UNITS: 20
- ⑬ 1118 SF
  - ⑭ 1155 SF
  - ⑮ 1115 SF
  - ⑯ 1128 SF
  - ⑰ 665 SF
  - ⑱ 673 SF
  - ⑲ 847 SF



Tower 6<sup>th</sup> Floor Plan

# Contact Information:

---

Robert A. Savarino, CCIM  
RAS Development Company  
4758 North French Rd.  
Amherst, New York 14051  
(716) 908-8322  
[robert.savarino@ccim.net](mailto:robert.savarino@ccim.net)



**EXHIBIT "3"**

**COMPLETED SHORT EAF PREPARED PURSUANT TO THE  
STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA")**



# 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.

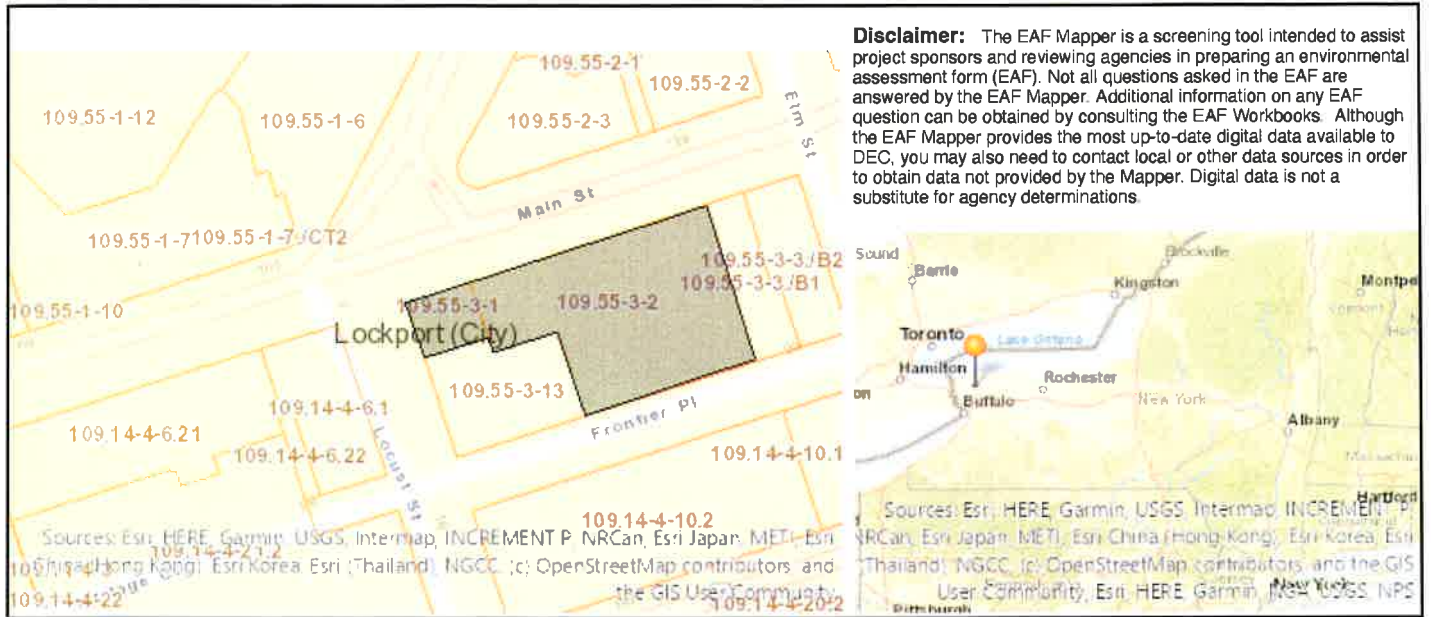
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Proposed Mixed-Use Residential Redevelopment Project			
Project Location (describe, and attach a location map): 116 Main Street and 120 Main Street, City of Lockport, New York 14094			
Brief Description of Proposed Action: The action consists of the proposed Redevelopment Project with a total of 30 apartment units, first floor commercial/retail space, residential common areas, and 22 covered parking spaces for residential tenants. The project is divided into two main components. The historic, vacant/former "F&M Building" (23,240+/- sq.ft.), located at 116 Main St., will be historically preserved and converted into a mixed-use space, featuring first floor commercial/retail space, and 16 apartments on the top five floors (11 one-bedroom units and 5 two-bedroom units). The adjacent former "mall building" (31,482+/- sq.ft.) located at 120 Main St. is a vacant, single-story structure that will be converted into 14 apartments (10 one-bedroom units and 4 two-bedroom units), common community space, and indoor parking for tenants. On May 9, 2023, the project received Part 1 Approval from New York State's Historic Preservation Office ("SHPO"), as well as the National Park Service. Part 2 Approval is currently pending. The action has been broadly defined to include all required discretionary approvals from the municipal boards of the city of Lockport and involved agencies. Given that the proposed action will not result in any potentially significant adverse environmental impacts, the issuance of a negative declaration pursuant to SEQRA is appropriate.			
Name of Applicant or Sponsor: RAS Development I, LLC		Telephone: (716) 908-8322 E-Mail: robert.savarino@ccim.net	
Address: 4758 North French Road			
City/PO: Amherst		State: NY	Zip Code: 14051
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: SEE ATTACHMENT "1"		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.81+/- acres	
b. Total acreage to be physically disturbed?		0.81+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.81+/- acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input 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,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: See Attachment "2" _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES	
If No, describe method for providing potable water: _____ See Attachment "2" _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	NO	YES	
If No, describe method for providing wastewater treatment: _____ See Attachment "2" _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. <u>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?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ See Attachment "2" _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: Existing Stormwater		
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:	NO	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: RAS Development I, LLC      Date: December 27, 2023		
Signature: _____ Title: President		

# EAF Mapper Summary Report

Tuesday, December 26, 2023 5:58 PM



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



## **SEQRA Notice of Determination**

### **Non-Significance Negative Declaration**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (SEQR State Environmental Quality Review) of the Environmental Conservation Law.

Lead Agency: City of Lockport, Planning Board

As per the provision of SEQR, the Lead Agency has reviewed the following action as it relates to the environment:

Action Title: PROPOSED MIXED-USE REDEVELOPMENT PROJECT

Location: 116 & 120 MAIN STREET

Type of Action: Unlisted Uncoordinated

Description:

The Action consists of the proposed Redevelopment Project that consists of 30 apartment units and first floor commercial/retail space and 22 covered parking spaces. The Redevelopment Project is divided into 2 main components: The historic former "F&M Building" located at 116 will be historically preserved and converted into a mixed-use space featuring first-floor commercial space and a mix of 16 apartment units on the top 5 floors. The adjacent former "mall building" located at 120 Main Street is a vacant, single-story structure that will be converted into 14 apartment units, common community space, and indoor parking for tenants. Of the 30 total apartment units proposed, 14 are to be located in the "mall" (10 One BR & 4-Two BR) and 16 are to be located in the "F&M Tower" (11-One BR & 5 Two-BR). Units) The Redevelopment Project received Part 1 Approval from NYS-SHPO and the National Park Service on May 9, 2023. The action has been broadly defined to include all required discretionary approvals from the municipal boards of the City of Lockport and involved agencies. Given that the proposed Redevelopment Project ("action") will not result in any potentially significant adverse environmental impacts, the issuance of a negative declaration pursuant to SEQRA is appropriate.

As a result of this Environmental Review: The Lead Agency has determined the undertaking of this action will not have a significant adverse effect on the quality of the environment. No further environmental review will be conducted prior to implementation of the action and a Draft Environmental Impact Statement will not be prepared.

Reasons Supporting This Determination: Potential environmental impacts associated with the action were identified in the Environmental Assessment Form to assess potential adverse environmental impacts compared to the criteria for determining significance identified in 6 NYCRR §617.7(c)(1) and in accordance with §617.7 (c)(2)(3). The potential impacts are not significant.

#### **1. Impacts on Land**

The construction of the new building and other site improvements will not have any significant adverse environmental impacts on the land as the site is currently developed and contains previously developed areas. No significant adverse environmental impacts are anticipated.

## 2. Impacts on Air Quality

The project will not have a significant impact on air and would not require an air permit. No significant adverse environmental impacts are anticipated.

## 3. Impacts on Surface Water

The project will not have a significant adverse impact on ground or surface water quality or quantity and will not result in any significant adverse impacts on surface water or groundwater quality or quantity. Required stormwater treatment on site will be in accordance with Buffalo Sewer Authority requirements to address any new impervious areas. No significant adverse environmental impacts are anticipated. No significant adverse environmental impacts are anticipated.

## 4. Impacts on Transportation

The project will not have a significant impact on transportation.

## 5. Impacts on Noise, Odor, and Light

The project will not have a substantial adverse change on noise levels. The proposed use is similar to the existing character of the area which consists of commercial, institutional, residential and mixed uses in an urban environment.

The project will not have a substantial increase in solid waste production. The use of the site for residential uses will not significantly increase waste. Waste from the site will be disposed of in accordance with local and state regulations.

The project will use code-compliant lighting and not have an impact on adjacent properties.

No significant adverse environmental impacts are anticipated.

## 6. Impacts on Flooding

The proposed action is not located within a regulated floodway or a 100-year floodplain and therefore will not have any significant adverse environmental impacts on flooding.

## 7. Impacts on Flora and Fauna

The project will not result in the removal or destruction of large quantities of vegetation or fauna; substantially interfere with the movement of any resident or migratory fish or wildlife species; impact on a significant habitat area; impact a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources.

## 8. Impacts on Critical Environmental Areas

The project is located in an urban area and is not within or adjacent to a Critical Environmental Area and will, therefore, not impair the environmental characteristics of a Critical Environmental Area.

#### 9. Consistency with Community Plans and Character

The proposed action is generally consistent with the community's current plans and goals, including the development of residential buildings in the project area, and is overall consistent with the existing community and neighborhood character.

#### 10. Impacts on Historic and Archeological Resources

The project has received Part 1 approval from NYS-SHPO and National Park Service and upon approval of Part 2, the F&M Building will be restored under the purview of the involved agencies. The Mall portion will have modified window openings to allow natural light to penetrate the interior units per code. The project will enhance and protect the property as a historical resource.

#### 11. Impacts on Energy

The project will not result in a major change in the quantity or type of energy used. There will be a minor increase in energy consumption consistent with the residential uses at this site, but these impacts would not be significant and would not require utility upgrades to provide an increase in demand in the service area as adequate capacity currently exists. No significant adverse environmental impacts are anticipated.

#### 12. Impacts on Human Health

The project will not create a hazard to human health. The proposed use does not involve hazardous materials and/or operations. The property was subject to environmental remediation under the State Superfund Program (Site Code: 915173).

#### 13. No significant adverse environmental impacts are anticipated. Impacts on Aesthetic Resources

The project will not create a substantial change in the use, or intensity of use, of land including agricultural, open space, or recreational resources, or in its capacity to support existing uses. No significant adverse environmental impacts are anticipated.

#### 14. Additional Considerations

The project will not encourage or attract a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action.

The project will not create a material demand for other actions that would result in one of the above consequences.

The project will not involve changes in two or more elements of the environment, no one of which has a significant adverse impact on the environment, but when considered together result in a substantial adverse impact on the environment.

The project does not include two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR 617.7(c)(1).

For further information relative to this Negative Declaration, contact Mr. Jason Dool, City Hall, Lockport, New York

**ATTACHMENT 1  
TO EAF SHORT FORM**

**RESPONSE TO QUESTION 2**

**ATTACHMENT "1" OF SHORT ENVIRONMENTAL ASSESSMENT FORM  
PROPOSED MIXED-USED REDEVELOPMENT PROJECT  
116 AND 120 MAIN ST.**

**Response to Question 2: Does the proposed action require a permit, approval, or funding from any other governmental agency? If yes, list the agency(s) name, and permit for approval.**

The proposed mixed-use redevelopment project requires the following permits, approvals, or funding from governmental agencies:

- Parking Variance – City of Lockport ZBA - TBD
- Site Plan Approval – City of Lockport Planning Board - TBD
- Select Abatement, and Demolition Permit – City of Lockport - TBD
- Water – City of Lockport Water Authority – TBD
- Historic Renovation – Part 2 Approval – NYS SHPO & National Park Service – TBD
- Backflow Prevention Approval – Niagara County Health Department – TBD

**ATTACHMENT 2  
TO EAF SHORT FORM**

**RESPONSE TO QUESTION 9**

**ATTACHMENT "2" OF SHORT ENVIRONMENTAL ASSESSMENT FORM**  
**PROPOSED MIXED-USE REDEVELOPMENT PROJECT**  
**116 & 120 MAIN STREET**

**Response to Question 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:**

Per Chapter 5 section c501.6 the historical F&M Building (116 Main St) is not required to meet energy code requirements. The adjacent 120 Main St. will have an energy-compliant window replacement along with exterior envelope compliance. The design for the mechanical system will include systems that exceed the requirements of Table C403.3.2 – Minimum Efficiency Requirements: Electrically Operating Unitary and Applied Heat Pumps. The design for lighting systems will be designed below the Lighting Power Allowance dictated by Tables D405.3.2.

Other systems and equipment will be designed to meet the minimum requirements of the Energy Code to the maximum extent possible.



**EXHIBIT 4**

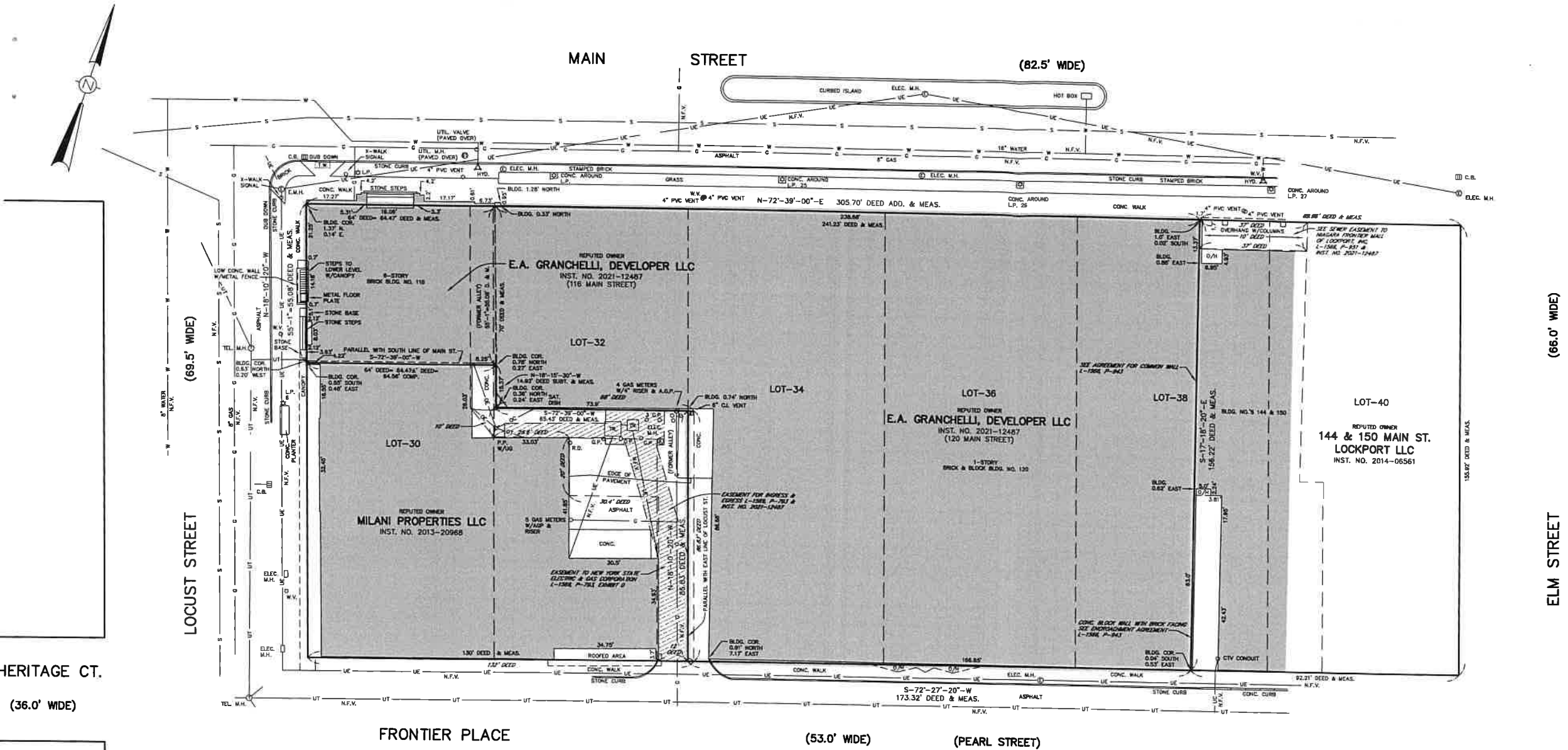
**SURVEY**

Prepared by McIntosh & McIntosh, PC  
(LARGER FORMAT COPIES ENCLOSED WITH APPLICATION)



LEGEND

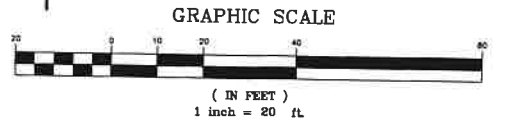
- S SEWER
- UT UNDERGROUND TELEPHONE
- OE OVERHEAD ELECTRIC
- OT OVERHEAD TELEPHONE
- UE UNDERGROUND ELECTRIC
- UC UNDERGROUND UTILITY
- W WATER
- C GAS
- P.P. POWER POLE
- L.P. LIGHT POLE
- C.B. CATCH BASIN
- G.P. GUARD POST
- E.M.H. ELECTRIC MANHOLE
- R.D. ROOF DRAIN
- W.V. WATER VALVE
- HYD. HYDRANT
- E.M.H. ELECTRIC MANHOLE
- TEL. M.H. TELEPHONE MANHOLE
- ASP. ABOVE GROUND PIPE
- N.F.V. NOT FIELD VERIFIED
- T.W. TRANSFORMER
- T.W. TEXTURED WALK
- N.P.A.T. NO PARKING ANYTIME
- CURB WITH ELEVATIONS



HERITAGE CT.  
(36.0' WIDE)

**NOTES**

- 1) UNDERGROUND UTILITY INFORMATION SHOWN WAS DERIVED FROM RECORD PLANS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES. THE PROPER UTILITY AUTHORITY SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION OR EXCAVATION AT THE SITE. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES 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 INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 2) REFERENCE MAP: SURVEY MAP PREPARED BY DOUGLAS A. McINTOSH & JOHN E. McINTOSH, JR. DATED JULY 28, 1967, LAST REVISED NOVEMBER 14, 1978 AND IDENTIFIED AS JOB NO. 2581.
- 3) REFERENCE MAP: SURVEY MAP PREPARED BY DOUGLAS A. McINTOSH & JOHN E. McINTOSH, JR. DATED OCTOBER 17, 1973, LAST REVISED AUGUST 27, 2013 AND IDENTIFIED AS JOB NO. 2010-6 & 6A.
- 4) REFERENCE MAP: SURVEY MAP PREPARED BY McINTOSH & McINTOSH, P.C. DATED AUGUST 21, 2013 AND IDENTIFIED AS JOB NO. 3639.
- 5) REFERENCE MAP: SURVEY MAP PREPARED BY DOUGLAS A. McINTOSH & JOHN E. McINTOSH, JR. DATED APRIL 10, 1974, LAST REVISED DECEMBER 17, 1981 AND IDENTIFIED AS JOB NO. 2010-789.
- 6) REFERENCE MAP: SURVEY MAP PREPARED BY DOUGLAS A. McINTOSH & JOHN E. McINTOSH, JR. DATED JULY 16, 1973, LAST REVISED JULY 10, 1974 AND IDENTIFIED AS JOB NO. 3305.
- 7) SBL - CITY OF LOCKPORT TAX MAP NO. 109.55-3-1 & 2.
- 8) THIS SURVEY WAS PERFORMED UNDER WINTER CONDITIONS AND IS SUBJECT TO SUCH VARIATIONS AS MAY BE REVEALED AT A LATER DATE. APPROXIMATE GENERAL SNOW DEPTH WAS 3" ON SURVEYED PREMISES.
- 9) FOR REFERENCE SEE TOPOGRAPHIC MAP PREPARED BY McINTOSH & McINTOSH, P.C. DATED JANUARY 17, 2023 AND IDENTIFIED AS JOB NO. 2581-A.



BEING ALSO PART OF CITY LOTS-30, 32 & 38 AND LOTS-34 & 36

McINTOSH & McINTOSH, P.C.  
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS  
LOCKPORT, NEW YORK BUFFALO, NEW YORK  
PHONE 433-2535 PHONE 625-8360

© 2023 McINTOSH & McINTOSH, P.C.  
ALL RIGHTS RESERVED

RESURVEY	REVISION

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.

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7206, PROVISION 5 OF THE NEW YORK STATE SURVEYING AND MAPPING LAW.

SURVEY OF PART OF LOT-12, SEC.-14, TWP.-14, R.-6, HOLLAND PURCHASE  
LOCATION CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK  
SEE REFERENCE MAP FILED IN MICROFILM MAP BOOK-25, PAGE 0477 DRAWN

**EXHIBIT 5**

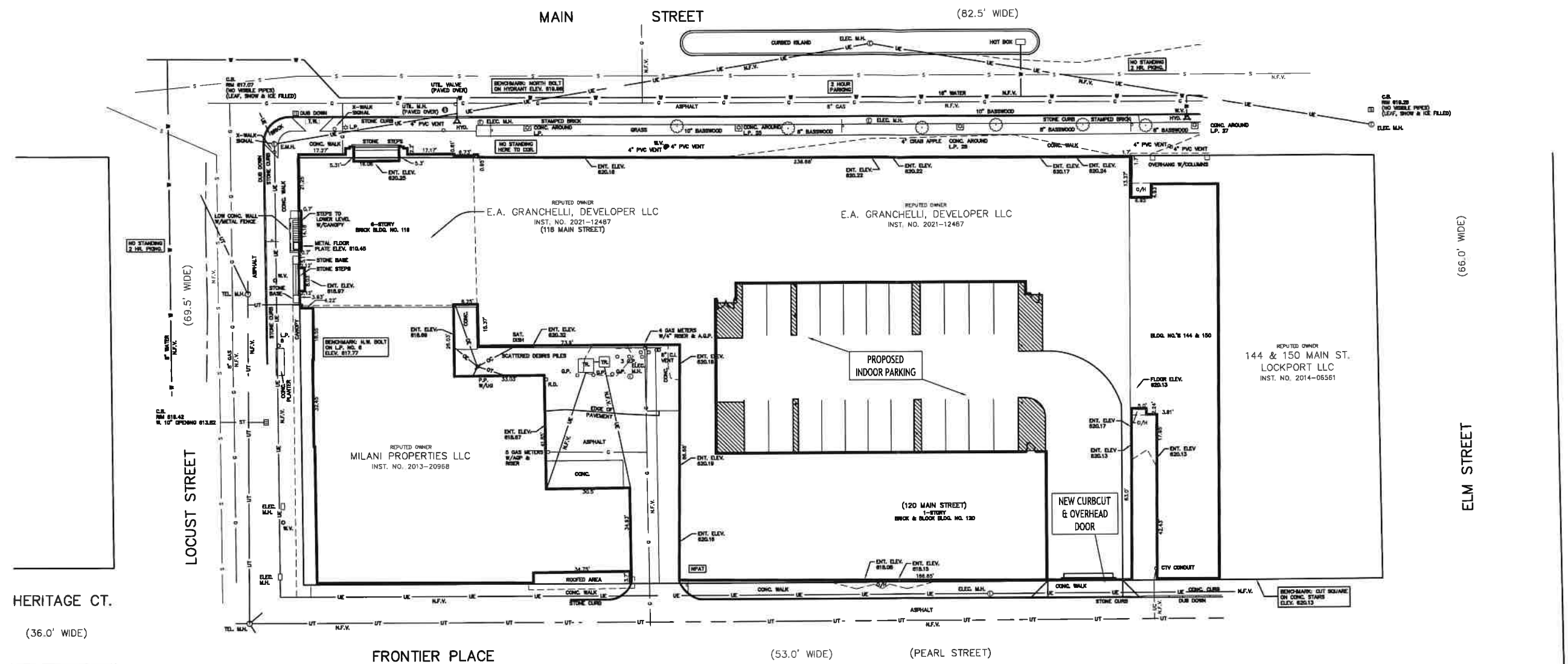
**SITE PLAN (DRAWING C-100)**

Prepared by Carmina Wood Design, DPC

(LARGER FORMAT COPIES ENCLOSED WITH APPLICATION)

All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINA WOOD DESIGN is prohibited. WARNING: It is a violation of article 145, sections 2209a and 2201 of the New York State Education Law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.L.S. shall affix his or her seal, signature, the date the notation "Altered By" and a specific description of the alteration.

© CARMINA WOOD DESIGN



- GENERAL NOTES:**
1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
  2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
  3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
  4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
  6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
  7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
  8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
  9. ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.
- NOTES:**
1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
  2. ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL & SEED.
  3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
  4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
  5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

 **Site Plan**  
SCALE: 1"=20'



**CARMINA WOOD**  
**DESIGN**  
Buffalo | Utica | Greensboro

**F&M and Mall Building**  
116 & 120 Main Street  
Lockport, NY

REVISIONS:	Date
No. Description	

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**DRAWING NAME:**  
Site Plan  
Concept

Date: 07.26.23  
Drawn By: C. Wood  
Scale: As Noted

**DRAWING NO.**

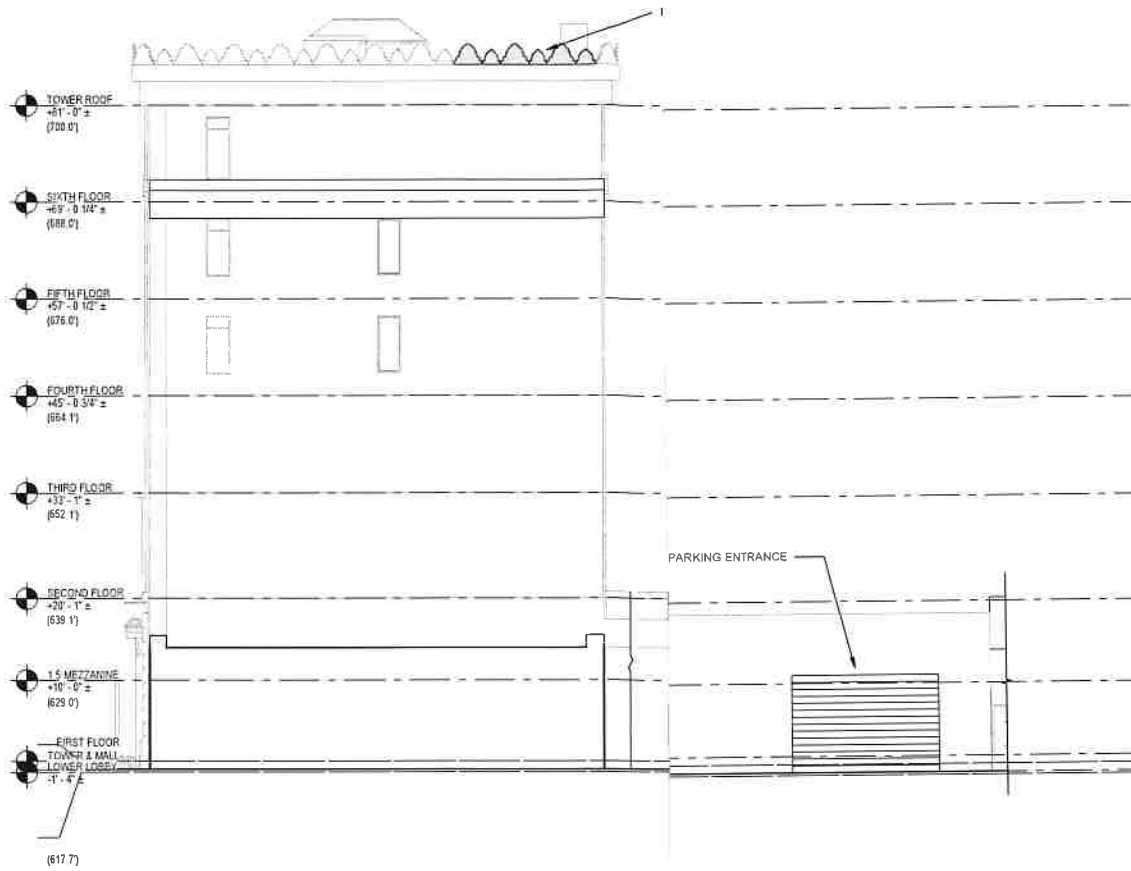
**C-100**  
Project No: 23-4098

**EXHIBIT 6**

**PROPOSED ELEVATIONS**

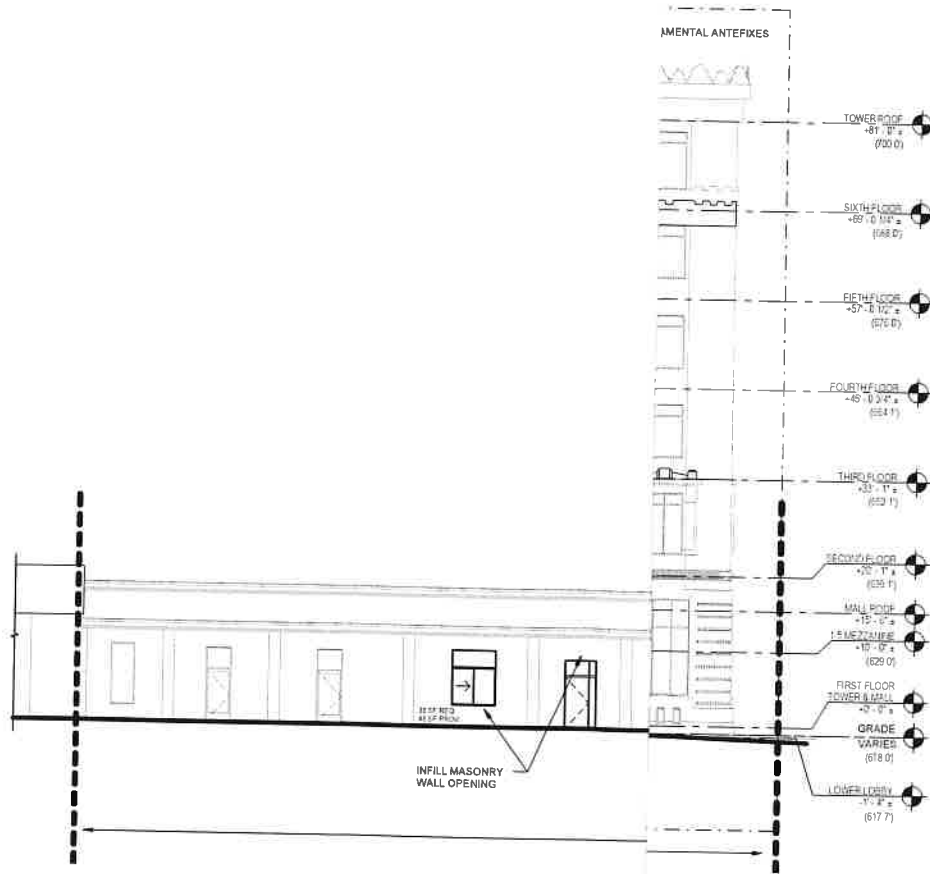
Prepared by Kideney Architects PC

(LARGER FORMAT COPIES ENCLOSED WITH APPLICATION)



KideneyArchitects 





KideneyArchitects **K**

