



# 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

---

July 30, 2024

Megan Brewer

## REGULAR MEETING

Please be advised that there will be five (5) items on the agenda for the September 9, 2024 Planning Board meeting at 5:00 p.m.

1. 181 Oakhurst Street. Caleb Bell Sr. Request to erect a 76' x 48 storage building situated in an I-2 Zone.
2. 7 Ontario Street. Harrison Studio/ R. Charles Bell. Request to renovate the exterior of the building and install an outdoor seating area situated in a B-2 Zone.
3. 3. 1 East Avenue. Iskalo Development Corp. Request to construct a 4' extension to the existing building dock to be utilized as outdoor seating situated in a B-2 Zone.
4. 35 Chestnut Street. Iskalo Development Corp. Request to erect a sign over the stairwell of the municipal lot and install a dumpster enclosure in the northwest corner of the municipal lot situated in a B-2 Zone.
5. 271 Niagara Street. LCTV. Request to erect a 5' x 6' enclosed entryway on the east side of the building situated in an R-2 Zone.

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

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

**CITY OF LOCKPORT  
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: 181 Oakhurst Street      PHONE: 716-228-4199  
NAME OF APPLICANT: Caleb E Bell sr      PHONE: 716-228-4199  
EMAIL ADDRESS: freedommobility3e at Outlook.com  
ADDRESS OR LOCATION OF PROPOSAL: 181 Oakhurst street  
SIZE OF PARCEL OR STRUCTURE: 48 x 96 x 16  
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**

94 x 48 Building Storage  
Camper's Boats Trailer

REQUIRED ENCLOSURES:

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

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

SEQRA:

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

PROPERTY OWNER'S SIGNATURE



APPLICANT'S SIGNATURE



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

**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

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

**CITY OF LOCKPORT  
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: 7 Ontario Street PHONE: \_\_\_\_\_

NAME OF APPLICANT: Harrison Studio / R. Charles Bell PHONE: (716) 228-52139

EMAIL ADDRESS: cbell@harrisonplacestudio.com

ADDRESS OR LOCATION OF PROPOSAL: 7 Ontario Street

SIZE OF PARCEL OR STRUCTURE: 0.042 AC.

EXISTING ZONING: B2 Business / Future Mixed Use  
Down Town

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

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

Alteration to existing building  Renovation  Rezoning \_\_\_\_\_ Other \_\_\_\_\_  
*(Interior & Exterior)*

**PROPOSED REQUEST**

(1) Renovation of Existing Building for 1st  
Floor Food Service Business and Second  
Floor 3 Apts.

(2) Outdoor Seating (20) for 1st Floor Business

REQUIRED ENCLOSURES:

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

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

SEQRA:

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

PROPERTY OWNER'S SIGNATURE 

APPLICANT'S SIGNATURE 

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

**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

## 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.

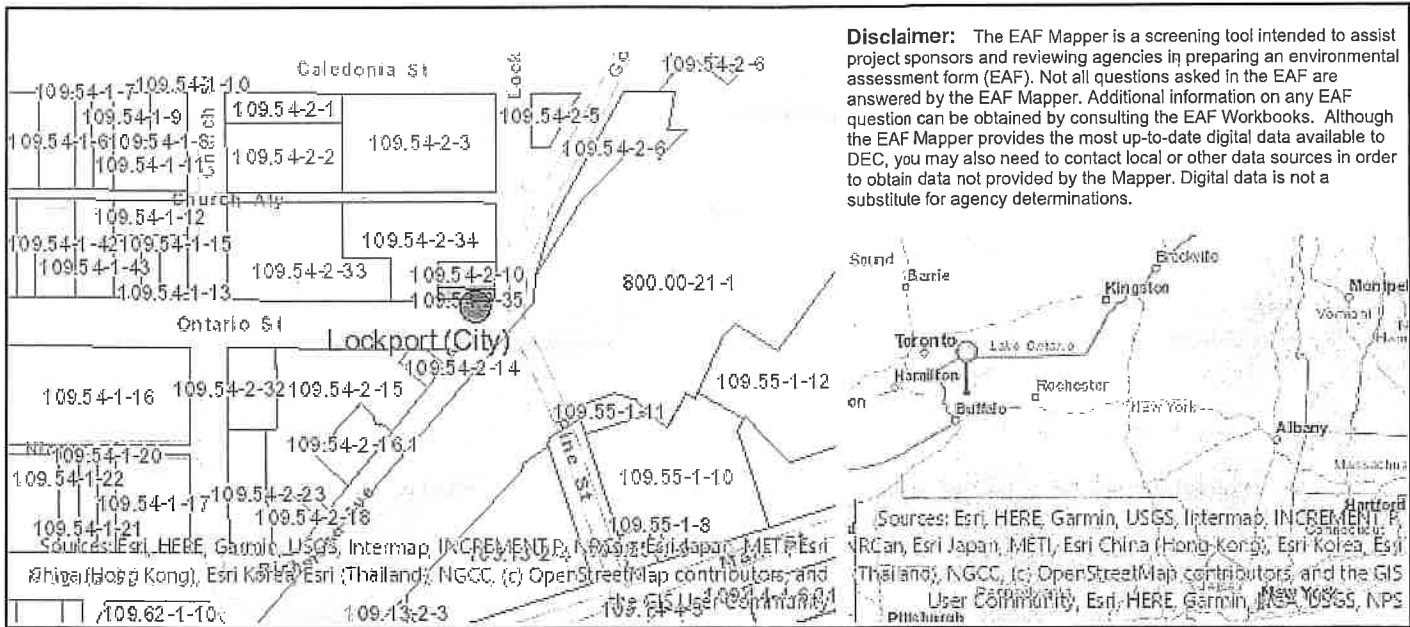
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <span style="font-size: 1.2em;">7 Ontario Street Renovation Project</span>			
Project Location (describe, and attach a location map): <span style="font-size: 1.2em;">7 Ontario Street (C) Lockport</span>			
Brief Description of Proposed Action: <span style="font-size: 1.1em;">1. First Floor Renovation for future Food Establishment</span> <span style="font-size: 1.1em;">2. Second Floor 3 Apartments</span> <span style="font-size: 1.1em;">3. 20 seat Outdoor Seating Area part of Cafe / Bar / Restaurant Establishment</span>			
Name of Applicant or Sponsor: <span style="font-size: 1.1em;">R. Charles Bell (H. Sickerman &amp; Harrison Place Studio)</span>		Telephone: <span style="font-size: 1.1em;">C# 716 228-5439</span>	
		E-Mail: <span style="font-size: 1.1em;">cbell@harrisonplacestudio.com</span>	
Address: <span style="font-size: 1.1em;">P.O. Box 473 160 Washburn Street Suite 200</span>			
City/PO: <span style="font-size: 1.1em;">Lockport</span>		State: <span style="font-size: 1.1em;">NY</span>	Zip Code: <span style="font-size: 1.1em;">14095-0473</span>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" 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: <span style="font-size: 1.1em;">City of Lockport Planning Board, Common Council, Building Dept. Permit, N.C. Planning Board</span>			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<span style="font-size: 1.1em;">0.042</span> acres	
b. Total acreage to be physically disturbed?		<span style="font-size: 1.1em;">0.01</span> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<span style="font-size: 1.1em;">0.042</span> 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 checked="" type="checkbox"/> Other (Specify) <span style="font-size: 1.1em;">W Erie Canal</span>			
<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 type="checkbox"/>	<input checked="" 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: _____ _____	<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. 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
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Peregrine Falcon	<input type="checkbox"/>	<input checked="" 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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> <i>Timothy W. Arlington, PE</i> Applicant/sponsor/name: <i>Arex Consulting Survey &amp; Engineering Services PC</i> Date: <i>8/22/2024</i> Signature: <i>Timothy W. Arlington</i> Title: <i>Engineering Consultant</i>		





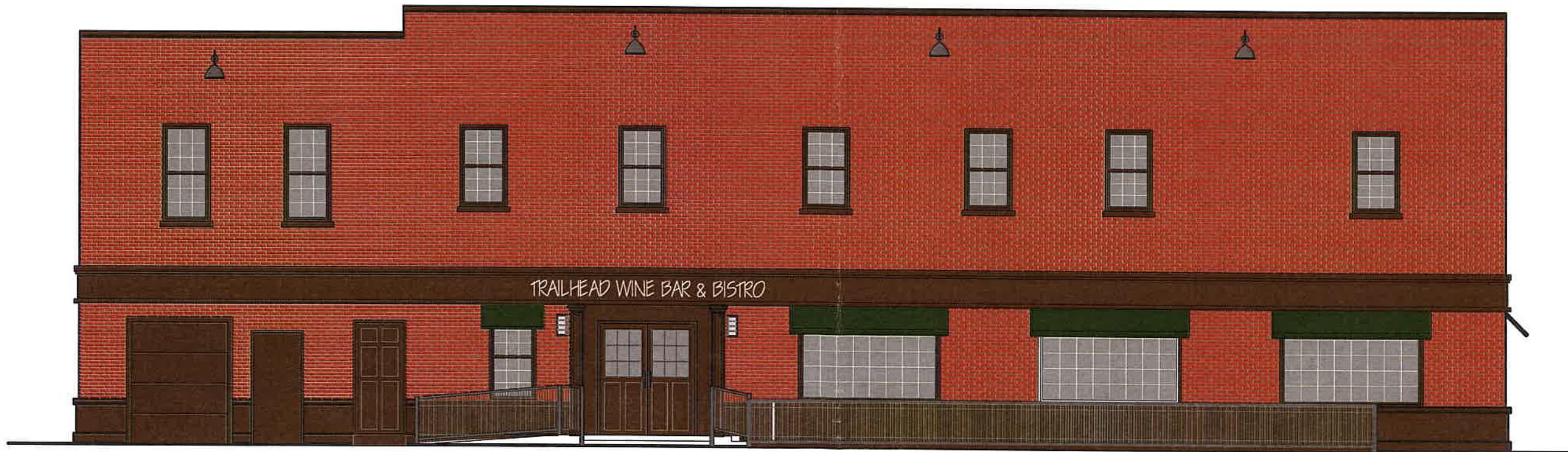
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local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





# EAST ELEVATION

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



# SOUTH ELEVATION

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



REVISIONS	DATE	DESCRIPTION	BY

PROJECT TITLE: **ENGINEERING DESIGN PLANS FOR 2-STORY BUILDING**  
 7 ONTARIO STREET, CITY OF LOCKPORT, NY 14094

CLIENT: **CHUCK BELL/H. SICKERMAN/HARRISON PLACE STUDIO**  
 P.O. BOX 473, 160 WASHBURN STREET, SUITE 200  
 LOCKPORT, NY 14094

DRAWING TITLE: **COLOR RENDERING**

**APEX CONSULTING**  
**SURVEY & ENGINEERING SERVICES, P.C.**

SURVEYING • ENGINEERING • LANDSCAPE ARCHITECTURE

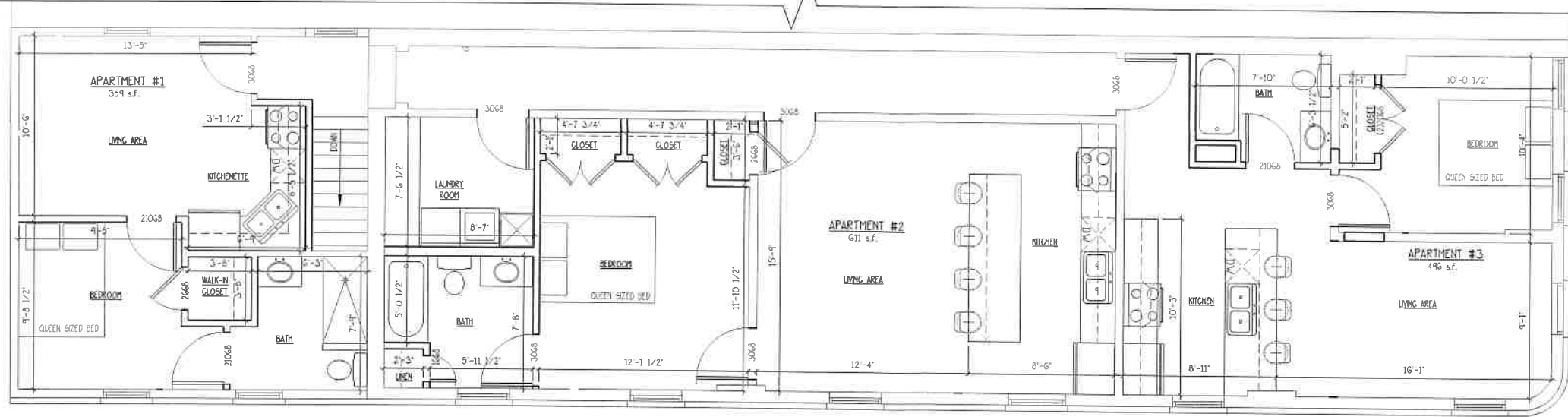
102 EAST AVENUE, LOCKPORT, NEW YORK 14094  
 Phone: (716) 439-0188 FAX: (716) 439-0189

ANY UNAUTHORIZED ALTERATION OR ADDITION OF THIS DRAWING / DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

DATE: 11/10/23  
 SCALE: AS NOTED  
 PROJECT NO.: 23-149  
 DRAWN BY: SME  
 CHECKED BY: TWA

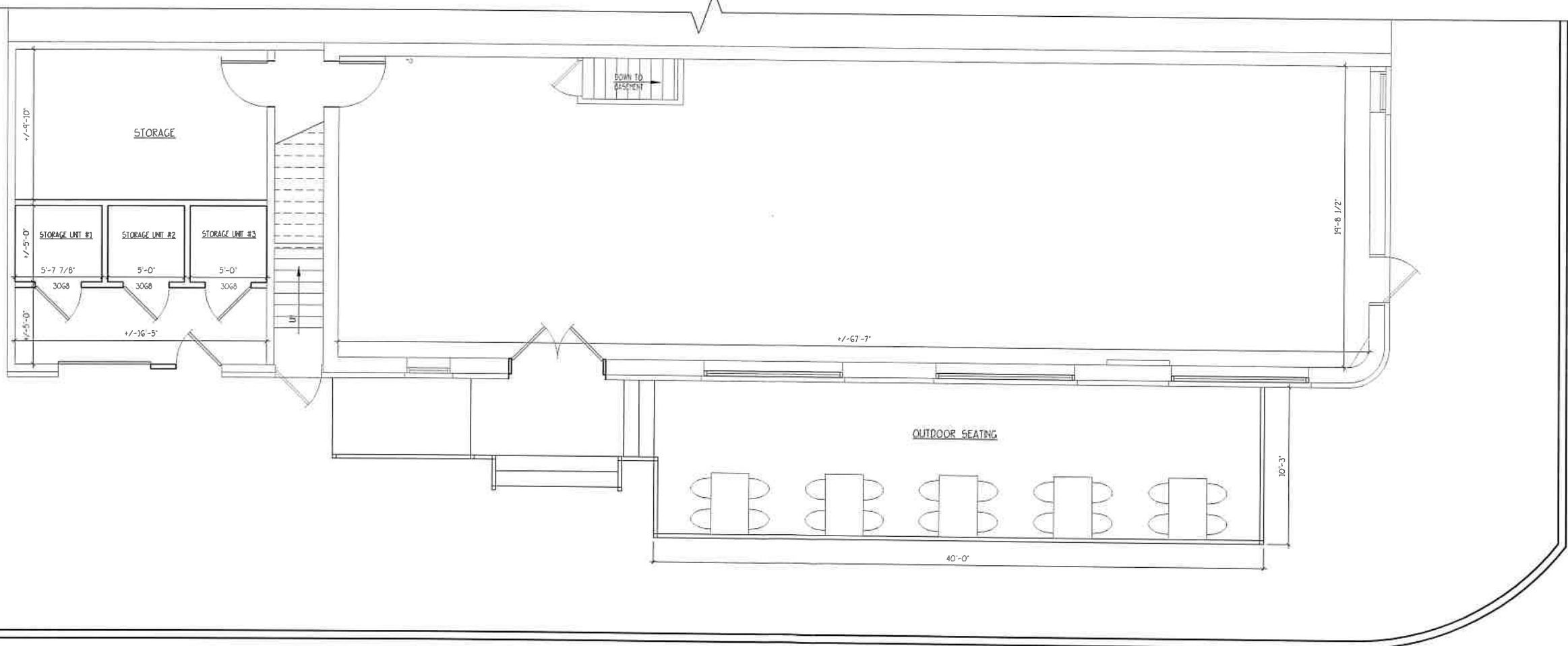
**R1**





**PROPOSED SECOND FLOOR PLAN**

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



**PROPOSED FIRST FLOOR PLAN**

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



**PRELIMINARY**  
NOT FOR CONSTRUCTION

**APEX CONSULTING**  
SURVEY & ENGINEERING SERVICES, P.C.  
SURVEYING • ENGINEERING • LANDSCAPE ARCHITECTURE  
102 EAST AVENUE, LOCKPORT, NEW YORK 14094  
Phone: (716) 439-0188 FAX: (716) 439-0189

PROJECT TITLE: ENGINEERING DESIGN PLANS FOR 2-STORY BUILDING  
7 ONTARIO STREET, CITY OF LOCKPORT, NY 14094  
CLIENT: CHUCK BELL/H. SICKERMAN/HARRISON PLACE STUDIO  
P.O. BOX 473, LOCKPORT, NY 14094  
DRAWING TITLE: **PROPOSED FIRST & SECOND FLOOR PLANS**

REVISIONS	DATE	DESCRIPTION	BY

ANY UNAUTHORIZED ALTERATION OR ADDITION OF THIS DRAWING / DOCUMENT IS A VIOLATION OF THE PROFESSIONAL ENGINEERING AND SURVEYING LAWS OF THE STATE OF NEW YORK.  
DATE: 05/17/24  
SCALE: AS NOTED  
PROJECT NO.: 23-149  
DRAWN BY: SWE  
CHECKED BY: TWA  
**A1**  
SHEET OF

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

**CITY OF LOCKPORT  
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Historic Post Office Building PHONE: \_\_\_\_\_

NAME OF APPLICANT: Iskalo Development Corp. for Iskalo 1 East Avenue LLC PHONE: 716 633-2096

ADDRESS OR LOCATION OF PROPOSAL: 1 East Avenue, Lockport, NY

SIZE OF PARCEL OR STRUCTURE: .57 acres

EXISTING ZONING: B2 - Business

PROPOSED REQUEST Construct 4' extension to existing building dock to be repurposed for use as outdoor dining by Big Ditch Brewing as part of their brewery and tap room presently under construction.

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: ( ) yes, (X) 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.**

# 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: Historic Post Office Building Dock Extension			
Project Location (describe, and attach a location map): 1 East Avenue (northeast corner of Elm Street), City of Lockport, Niagara County, NY			
Brief Description of Proposed Action: Project involves a proposed 4' extension to the existing building dock which is being re-purposed for use by Big Ditch Brewing for outside dining for the brewery and tap room presently under construction in the 1 East Avenue building.			
Name of Applicant or Sponsor: Iskalo 1 East Avenue LLC c/o David Chiazza		Telephone: 716 633-2096 E-Mail: dchlazza@iskalo.com	
Address: 5166 Main Street			
City/PO: Williamsville		State: NY	Zip Code: 14221
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <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: City of Lockport - Planning Board, Building Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.57 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.57 acres	
4. Check all land uses that occur on, are adjoining or 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 checked="" type="checkbox"/> Other(Specify): civic			
<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 <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? 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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: not applicable	NO <input 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: _____ not applicable	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: _____ not applicable	NO <input checked="" type="checkbox"/>	YES <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? 1 East Avenue building listed on National Register of Historic Places. <span style="float: right;">+</span> 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 <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <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? 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: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	



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

**CITY OF LOCKPORT  
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: Historic Post Office Building PHONE: \_\_\_\_\_

NAME OF APPLICANT: Iskalo Development Corp. for Iskalo 1 East Avenue LLC PHONE: 716 633-2096

ADDRESS OR LOCATION OF PROPOSAL: Municipal Parking Lot/35 Chestnut Street and Bellah Alley, Lockport, NY

SIZE OF PARCEL OR STRUCTURE: 1.5 +/- acres

EXISTING ZONING: B2 - Business

PROPOSED REQUEST (1) erect sign over arching stairway connecting municipal parking lot to Bellah Alley and 1 East Avenue property, and (2) installation/placement of dumpster enclosure in northwest corner of municipal parking lot.

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 \_\_\_\_\_

*[Handwritten Signature]*  
**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.

<b>Part 1 – Project and Sponsor Information</b>				
<b>Name of Action or Project:</b> Installation of a sign and dumpster enclosure on municipal property for use by a private business				
<b>Project Location (describe, and attach a location map):</b> Municipal parking lot located at 35 Chestnut Street & Bellah Alley, City of Lockport, Niagara County, NY				
<b>Brief Description of Proposed Action:</b> Project involves (a) the installation of a sign over-arching the stairwell connecting the municipal parking lot at 35 Chestnut Street to Bellah Alley, and (b) placement/construction and use of a dumpster enclosure proposed to be located in the southwest corner of the municipal parking lot at 35 Chestnut Street. The sign and dumpster enclosure would be installed and managed/used by Iskalo 1 East Avenue LLC, the owner of the northerly adjacent property with an address of 1 East Avenue, also known as The Historic Post Office Building.				
<b>Name of Applicant or Sponsor:</b> Iskalo 1 East Avenue LLC c/o David Chiazza		<b>Telephone:</b> 716 633-2096  <b>E-Mail:</b> dchiazza@iskalo.com		
<b>Address:</b> 5166 Main Street				
<b>City/PO:</b> Willamsville		<b>State:</b> NY	<b>Zip Code:</b> 14221	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Lockport - Council Resolution, Planning Board, Building Permit			NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 1.5+/- acres		
b. Total acreage to be physically disturbed?		_____ .005 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 2.07+/--n/a acres		
4. Check all land uses that occur on, are adjoining or 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 checked="" type="checkbox"/> Other(Specify): civic				
<input type="checkbox"/> Parkland				

	NO	YES	N/A
zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
and comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
pedestrian or bicycle routes available on or near the site of the proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
that exceed the state energy code requirements?	NO	YES	
If they do, describe design features and technologies:			
	<input type="checkbox"/>	<input type="checkbox"/>	
connected to an existing public/private water supply?	NO	YES	
or providing potable water:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
connected to existing wastewater utilities?	NO	YES	
or providing wastewater treatment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
is it substantially contiguous to, a building, archaeological site, or district on the National Register of Historic Places, or that has been determined by the State Historic Preservation Office (SHPO) to be eligible for listing on the National Register of Historic Places.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
is it located in or adjacent to an area designated as sensitive for the SHPO archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
do the proposed action, or lands adjoining the proposed action, contain	NO	YES	

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 checked="" type="checkbox"/>	<input 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)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reconstruction of alley/parking lot will include storm drainage that will tie into public storm 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:	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 checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>ISKAD 1 EAST AVENUE LLC by ISKAD DEVELOPMENT CORP</u> Date: <u>8/2/24</u>		
Signature: <u></u> Title: <u>EXECUTIVE VICE PRESIDENT</u>		

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

**CITY OF LOCKPORT  
PLANNING BOARD APPLICATION**

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: LCTV Garage PHONE: 716-434-1733

NAME OF APPLICANT: LCTV PHONE: 716-434-1733

EMAIL ADDRESS: rzapp@lctv.net

ADDRESS OR LOCATION OF PROPOSAL: 271 Niagara St., Lockport

SIZE OF PARCEL OR STRUCTURE: 5' x 6'

EXISTING ZONING: COMMERCIAL

**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

Build a small entry into truck garage to keep snow from piling up in front of door. 5x6 feet. Two 4x4's treated in ground with T-111 siding treated. Two walls with a roof.

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

*Richard J. Jagg*

APPLICANT'S SIGNATURE

*Richard J. Jagg*

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

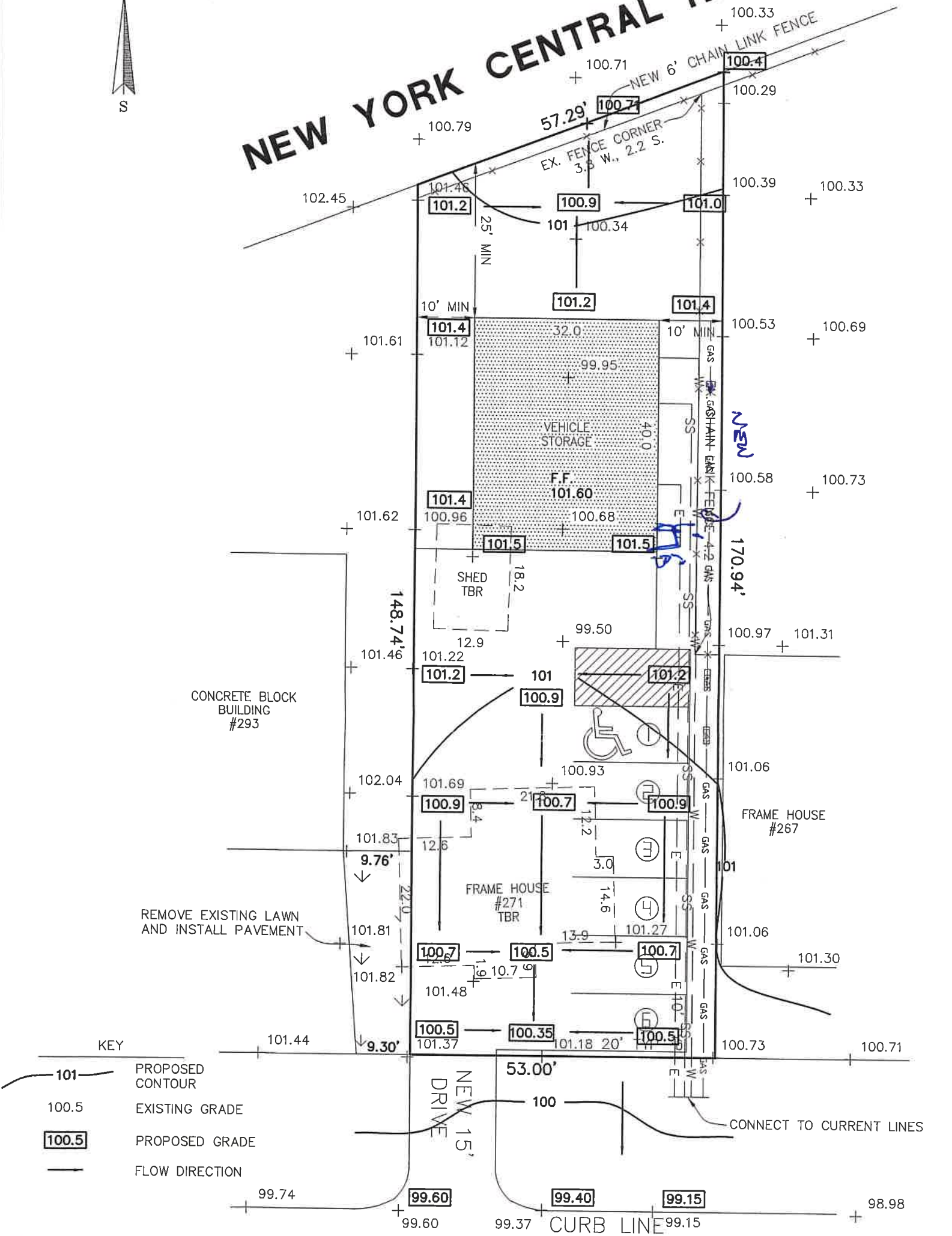
**Fees:**

- 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





# NEW YORK CENTRAL RAILROAD



KEY

	101	PROPOSED CONTOUR
	100.5	EXISTING GRADE
	100.5	PROPOSED GRADE
		FLOW DIRECTION

## NIAGARA STREET (99' WIDE)

TBM 100.00    ◊ OF ROAD



ANY UNAUTHORIZED ALTERATION OR ADDITION OF THIS DRAWING / DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

DATE: 8/24/15  
 SCALE: 1" = 20'  
 PROJECT NO.: 15-104  
 DRAWN BY: KTA  
 CHECKED BY: TWA

**APEX CONSULTING**  
 SURVEY & ENGINEERING SERVICES, P.C.  
 SURVEYING • ENGINEERING • LANDSCAPE ARCHITECTURE  
 102 EAST AVENUE, LOCKPORT, NEW YORK 14094  
 Phone: (716) 439-0188    FAX: (716) 439-0189

PROJECT TITLE: VEHICLE STORAGE BUILDING PROJECT  
 271 NIAGARA ST. CITY OF LOCKPORT  
 CLIENT: LOCKPORT COMMUNITY TELEVISION  
 293 NIAGARA ST.  
 LOCKPORT, NY, 14094  
 DRAWING TITLE: **LAYOUT AND GRADING**

REVISIONS		
DATE	DESCRIPTION	BY