



# 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

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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: Calvin E Bell Sr PHONE: 716-228-4199

EMAIL ADDRESS: freedommobility@aol.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  
Campers 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.

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

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

CITY OF LOCKPORT  
PLANNING BOARD APPLICATION

DESCRIPTION OF PROPOSED REQUEST:

NAME OF PROPERTY: 7 Ontario Street PHONE: \_\_\_\_\_  
NAME OF APPLICANT: Harrison Studios / R. Charles Bell PHONE: (716) 228-5239  
EMAIL ADDRESS: Cbell@harrisonplacesstudios.com  
ADDRESS OR LOCATION OF PROPOSAL: 7 Ontario Street  
SIZE OF PARCEL OR STRUCTURE: 0.042 A.C.  
EXISTING ZONING: P2 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  Rezoning \_\_\_\_\_ Other \_\_\_\_\_  
Interior & Exterior Renovation

**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:**

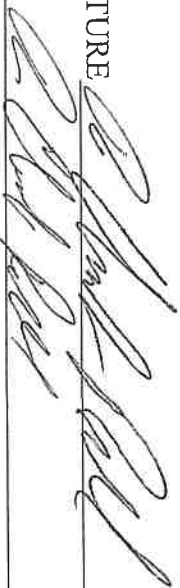
In order to provide the City Planning Board with adequate information on which to base its decision, this application will not be heard unless the following information is submitted ten (10) days prior to the meeting by no later than 1 p.m.

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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.

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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.

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**Fees:**

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- 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.

### Part 1 – Project and Sponsor Information

Name of Applicant or Sponsor: <i>R. Charles Bell</i> <i>C. H. Sickerman &amp; Harrison Place Studio</i>		Telephone: <i>C# 716 228-5439</i>	
Address: <i>P.O. Box 473</i> <i>160 Washburn Street Suite 200</i>		E-Mail: <i>cbell@harrisonplacestudio.com</i>	
City/PO: <i>Lockport</i>		State: <i>NY</i>	Zip Code: <i>14095-0473</i>
<p>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.</p>			
<p>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: <i>Common Council, Building Dept. Permit, N.C. Planning Board</i></p>		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<p>3. a. Total acreage of the site of the proposed action? <i>0.042</i> acres b. Total acreage to be physically disturbed? <i>0.01</i> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <i>0.042</i> acres</p>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
<p>4. Check all land uses that occur on, are adjoining or near the proposed action:</p> <p>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 checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (Specify) <i>St. Etienne Canal</i>  <input type="checkbox"/> Parkland</p>			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input 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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<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? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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? 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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:

- Shoreline  
  Forest  
  Agricultural/grasslands  
  Early mid-successional  
 Wetland  
  Urban  
  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?

Peregrine Falcon

16. Is the project site located in the 100-year flood plan?

NO YES

NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

NO YES

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

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

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

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

Applicant/sponsor/name: Timothy W. Arlington, PE      Surveyor Survey PC      Date: 8/22/2024

Signature: Timothy W. Arlington      Title: Engineering Consultant

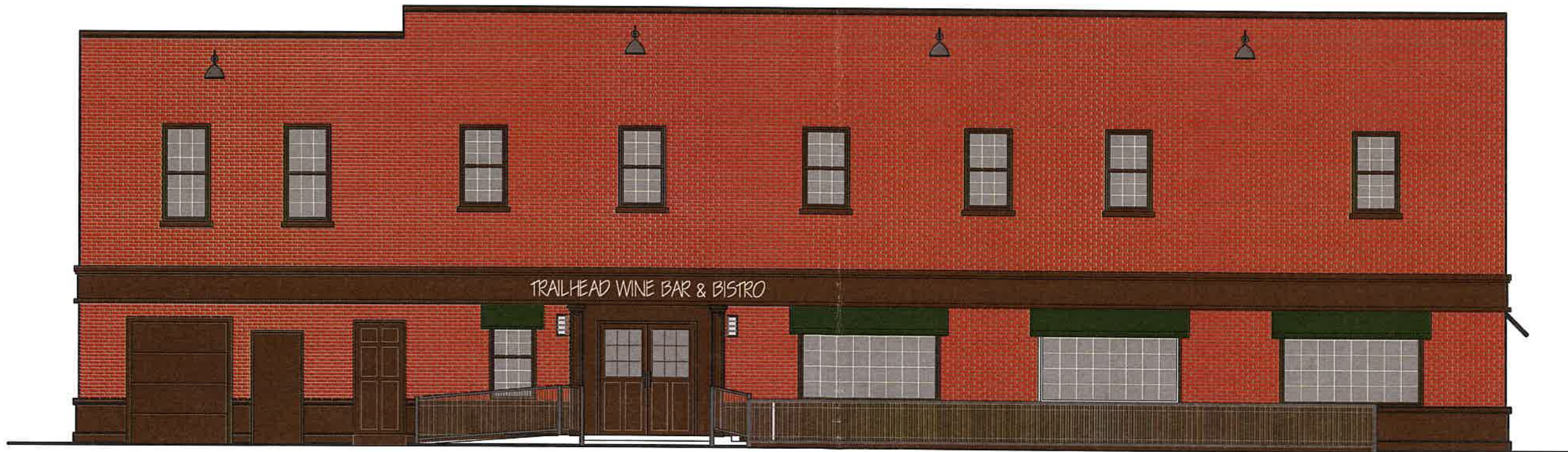






# EAST ELEVATION

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.**

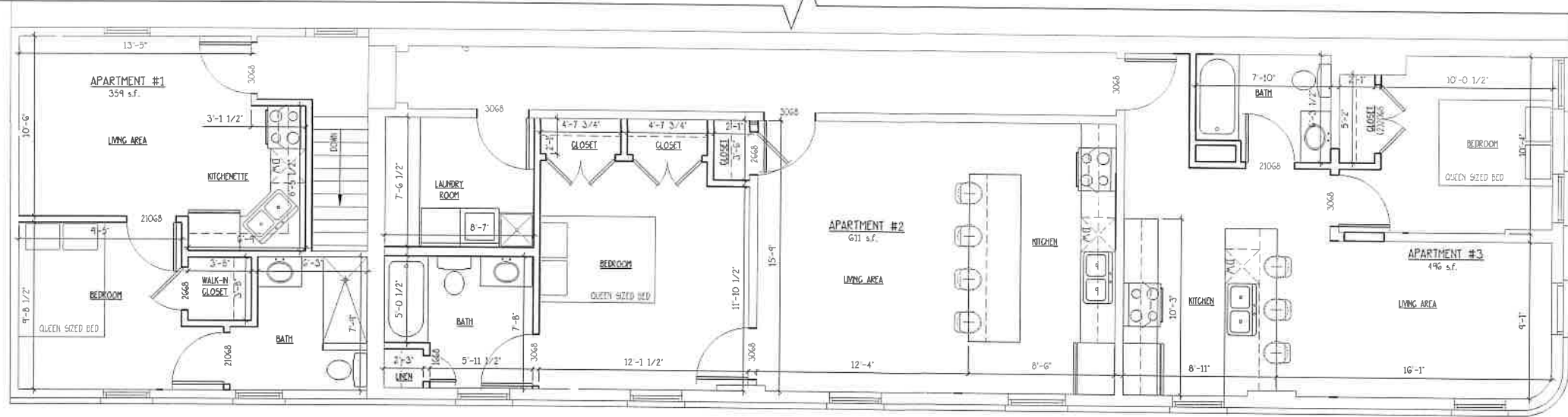
SURVEYING • ENGINEERING • LANDSCAPE ARCHITECTURE

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

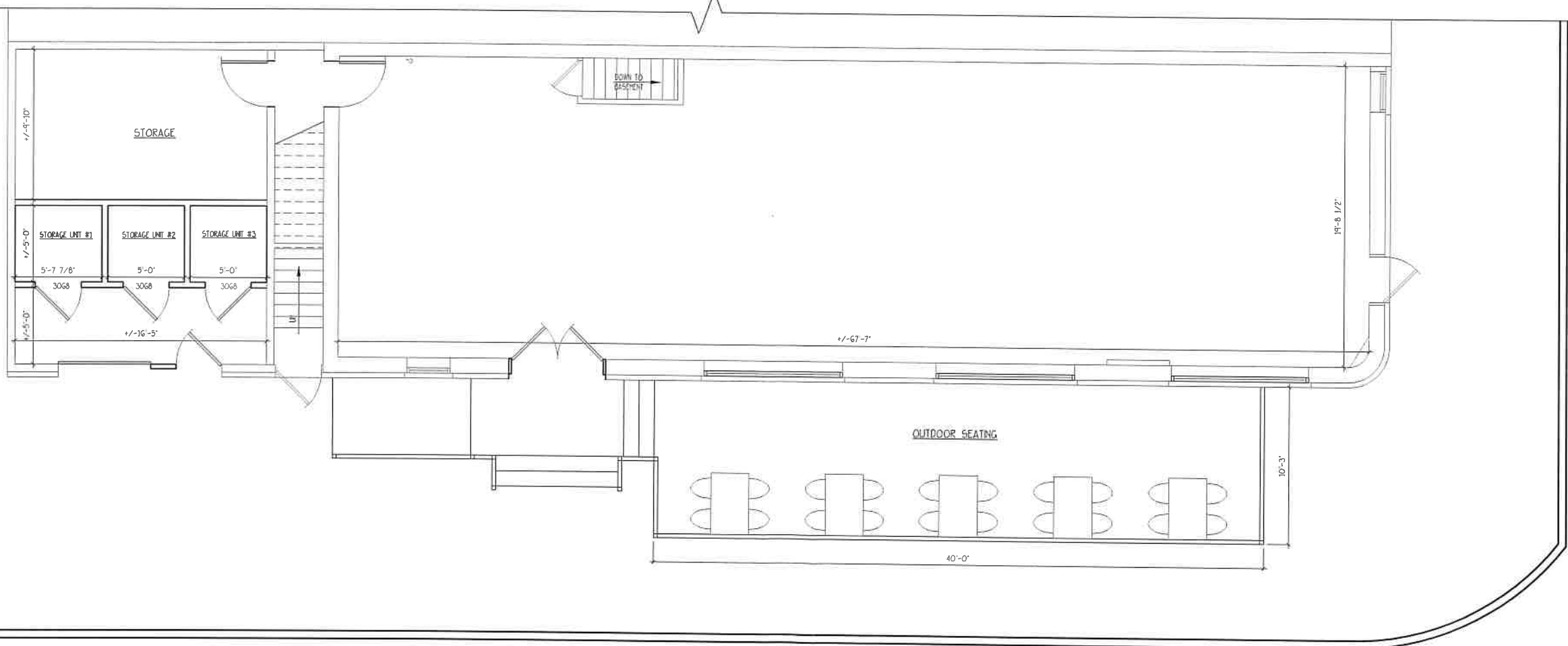
DATE: 11/10/23  
 SCALE: AS NOTED  
 PROJECT NO.: 23-149  
 DRAWN BY: SME  
 CHECKED BY: TWA

**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 \_\_\_\_\_ PHONE: 716 633-2096  
East Avenue LLC

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>			
<b>Name of Action or Project:</b> Historic Post Office Building Dock Extension			
<b>Project Location (describe, and attach a location map):</b> 1 East Avenue (northeast corner of Elm Street), City of Lockport, Niagara County, NY			
<b>Brief Description of Proposed Action:</b> 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.			
<b>Name of Applicant or Sponsor:</b>		Telephone: 716 633-2096	
Iskalo 1 East Avenue LLC c/o David Chiazza		E-Mail: dchlazza@iskalo.com	
<b>Address:</b> 5166 Main Street			
<b>City/PO:</b> Williamsville		<b>State:</b> NY	<b>Zip Code:</b> 14221
<b>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</b> 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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>2. Does the proposed action require a permit, approval or funding from any other government Agency?</b> If Yes, list agency(s) name and permit or approval: City of Lockport - Planning Board, Building Permit		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3. a. Total acreage of the site of the proposed action?</b> b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ .57 acres _____ 0 acres _____ .57 acres	
<b>4. Check all land uses that occur on, are adjoining or near the proposed action:</b> <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
5. Is the proposed action,			
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: not applicable		<input type="checkbox"/>	<input 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: not applicable		<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment: not applicable		<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
1 East Avenue building listed on National Register of Historic Places.		<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 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 checked="" type="checkbox"/>	<input 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:

- Shoreline  
  Forest  
  Agricultural/grasslands  
  Early mid-successional  
 Wetland  
  Urban  
  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

16. Is the project site located in the 100-year flood plan?

NO YES

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?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
If Yes, briefly describe:

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

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

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

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

Applicant/sponsor/name: ISKALO 1 EAST AVENUE LLC by \_\_\_\_\_ Date: 8/2/24

ISKALO DEVELOPMENT CORP

Signature: [Signature] Title: EXECUTIVE VICE PRESIDENT

**PRINT FORM**

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 \_\_\_\_\_ PHONE: 716 633-2096  
East Avenue LLC

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:

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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.

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

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

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<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>		Telephone: 716 633-2096	
Iskalo 1 East Avenue LLC c/o David Chiazza		E-Mail: dchiazza@iskalo.com	
<b>Address:</b>			
5166 Main Street			
<b>City/PO:</b>		<b>State:</b>	
Williamsville		NY	
		<b>Zip Code:</b>	
		14221	
<p><b>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</b>                  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.</p>			
		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>2. Does the proposed action require a permit, approval or funding from any other government Agency?</b>                  If Yes, list agency(s) name and permit or approval: City of Lockport - Council Resolution, Planning Board, Building Permit</p>			
		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>3. a. Total acreage of the site of the proposed action?</b> _____ 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</p>			
<p><b>4. Check all land uses that occur on, are adjoining or near the proposed action:</b></p> <p> <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                 </p>			

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

- Shoreline  
  Forest  
  Agricultural/grasslands  
  Early mid-successional  
 Wetland  
  Urban  
  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

16. Is the project site located in the 100-year flood plain?

NO YES

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?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
If Yes, briefly describe:

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

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

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

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

Applicant/sponsor/name: ISKAD 1 EAST AVENUE LLC by ISKALO DEVELOPMENT CORP Date: 8/12/24

Signature:  Title: EXECUTIVE VICE PRESIDENT

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: rzapf@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 back 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. Goff*

APPLICANT'S SIGNATURE

*Richard J. Goff*

**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

